



104 - 2689 Kyle Road, West Kelowna, BC

Warehouse For Lease

2,153 SF office and warehouse space with an overhead door.
Centrally located in West Kelowna's main industrial area.

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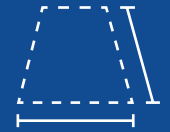
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Property Overview

Civic Address	104 - 2689 Kyle Road, West Kelowna, BC
Legal Address	Strata Lot 4 District Lot 2601 ODYD Strata Plan KAS2074 P.I.D. 024-243-141
Location	Located at the end of Kyle Road, off Highway 97 in West Kelowna's main industrial area. The industrial site is generally level and slightly slopes off Kyle Court.
Zoning	C-4, Service Commercial
Construction	Concrete block construction with \pm 17' walls (to underside of trusses)
Improvements	Nicely finished mezzanine office. Suspended fluorescent tube lighting in the warehouse, heated with gas unit heaters.
Loading	8'x10' overhead door
Size	2,153 SF
Lease Rate	\$14.50 PSF with escalations, plus triple nets estimated at \$4.75 PSF
Comments	Proposed demising wall will divide this space to the 2,153 SF for Unit 104. It is currently a combined 4,332 SF unit that may be leased as-is.



Property Photos



Shop Area



Great Storage



Loading



Overhead Door

Site Plan Main Floor

SITE PLAN SHOWING LEASE AREA OF A PORTION OF A BUILDING SHOWN AS "BUILDING A" ON STRATA PLAN KAS2074, DL 2601, ODYD.

SHEET 1 OF 2
MAIN FLOOR LEVEL

SCALE 1:300 METRIC



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:300 METRIC.

CIVIC ADDRESS: 2689 KYLE ROAD

Distances shown are in metres and decimals thereof.

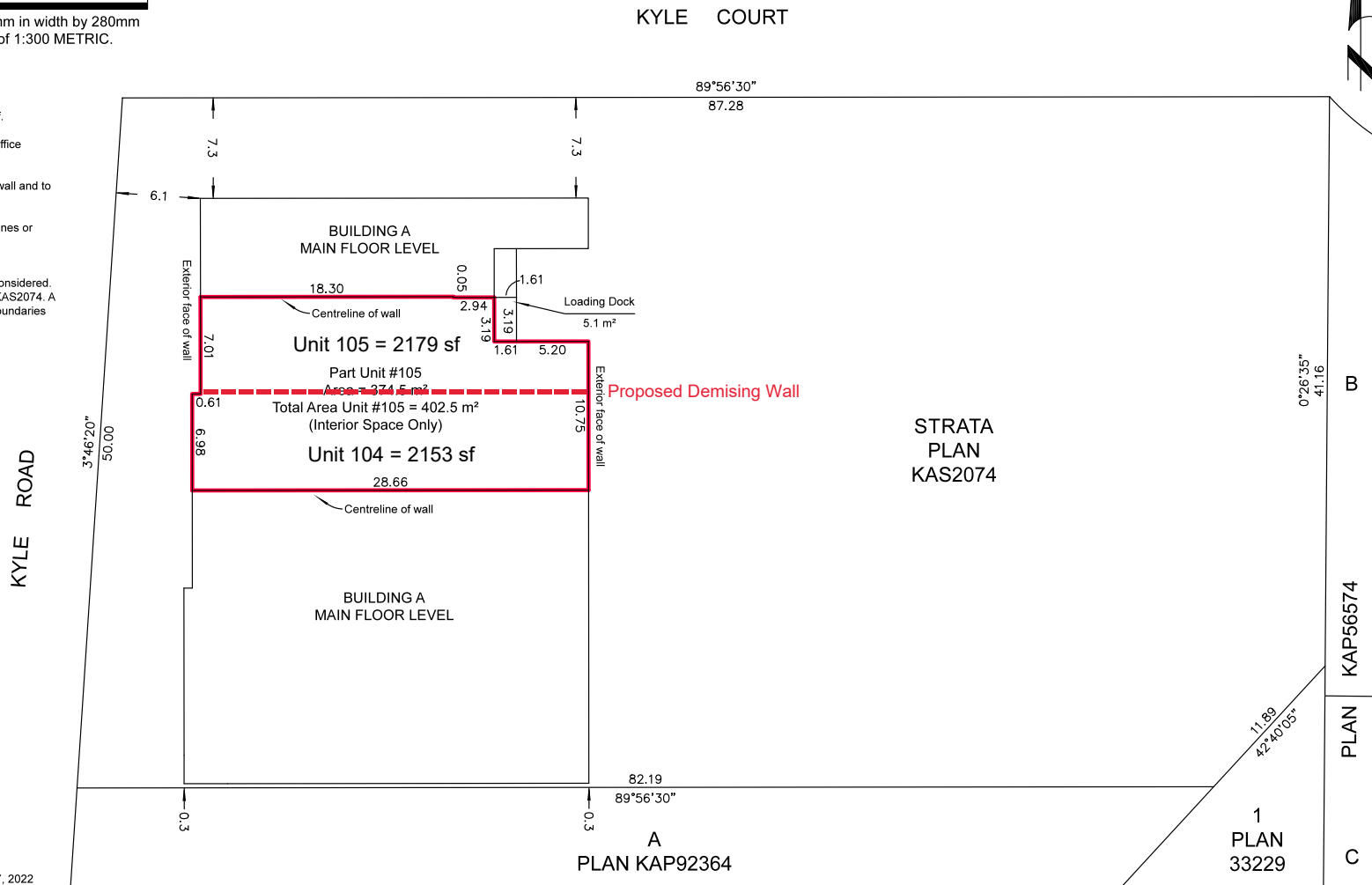
Lot dimensions shown are derived from Land Title Office records.

Areas are measured to the exterior face of building wall and to the centreline of wall between units.

This document shall not be used to define property lines or corners.

Notes:

- Unregistered interests have not been included or considered.
- Location of BUILDING A derived from strata plan KAS2074. A comprehensive legal survey may reveal offsets to boundaries that differ from those shown.



AllTerra

Land Surveying Ltd.
www.AllTerraSurvey.ca
Ph: 250.452.9298 File: 121116-LEASE

July 27, 2022

A
PLAN KAP92364

1
PLAN 33229

C
PLAN
KAP56574

Site Plan Mezzanine

SITE PLAN SHOWING LEASE AREA OF A PORTION OF A BUILDING
SHOWN AS "BUILDING A" ON STRATA PLAN KAS2074, DL 2601, ODYD.

SHEET 2 OF 2
UPPER FLOOR LEVEL

SCALE 1:300 METRIC



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:300 METRIC.

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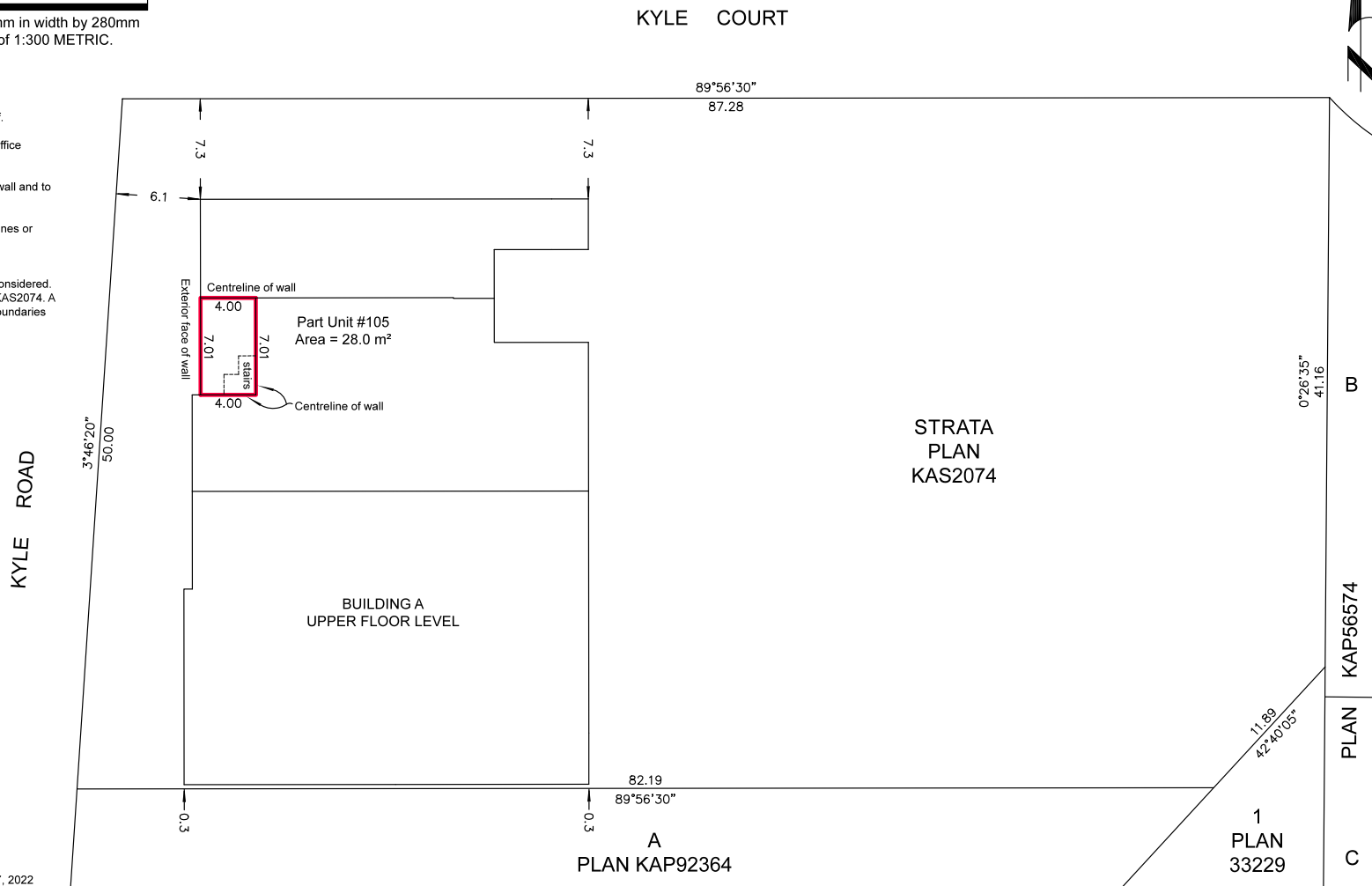
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C

Zoning C4

CITY OF WEST KELOWNA

ZONING BYLAW No. 0154

11.4.SERVICE COMMERCIAL ZONE (C4)

Bylaw No.
154.36

.1 Purpose

To accommodate vehicular oriented low intensity uses and associated uses.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Auctioneering establishment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Bulk fuel depot
- (f) Commercial school
- (g) Commercial storage
- (h) Community or assembly hall
- (i) Contractor services
- (j) Entertainment facility, indoor
- (k) Fire, police or ambulance service
- (l) Food bank
- (m) Funeral establishment
- (n) Greenhouse or plant nursery
- (o) High technology industry
- (p) Hotel
- (q) Kennel, hobby or kennel, service
- (r) Office
- (s) Personal service establishment
- (t) Postal or courier service
- (u) Printing or publishing
- (v) Recreation services, indoor
- (w) Recycling depot
- (x) Restaurant
- (y) Retail, general
- (z) Retail, service commercial, except for heavy equipment sales, rental or repair
- (aa) Vehicle washing facility
- (bb) Veterinary clinic
- (cc) Warehouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Outdoor storage

.4 Site Specific Uses, Buildings and Structures

Bylaw No.
154.79

- (b) On Lot 7 DLS 507 and 2601 ODYD Plan KAP50056 (#1-1812 Byland Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.79.

CITY OF WEST KELOWNA

ZONING BYLAW No. 0154

Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	500 m ² (5,382.0 ft ²)
(b)	Minimum parcel frontage	15.0 m (49.2 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Apartment	1 dwelling unit per parcel
.2	All other uses, buildings, structures	1.0 FAR
(d)	Maximum parcel coverage	65%
(e)	Maximum building height:	15.0 m (49.2 ft) to a maximum of 4 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear and interior side parcel boundary	0 m (0.0 ft), except it is 4.5 m (14.8 ft) where the parcel does not abut a Commercial or Industrial Zone
.3	Exterior side parcel boundary	4.5 m (14.8 ft)
.4	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

.5 Other Regulations

- (a) Apartments shall be located on a separate storey above the non-residential use.

Property Location



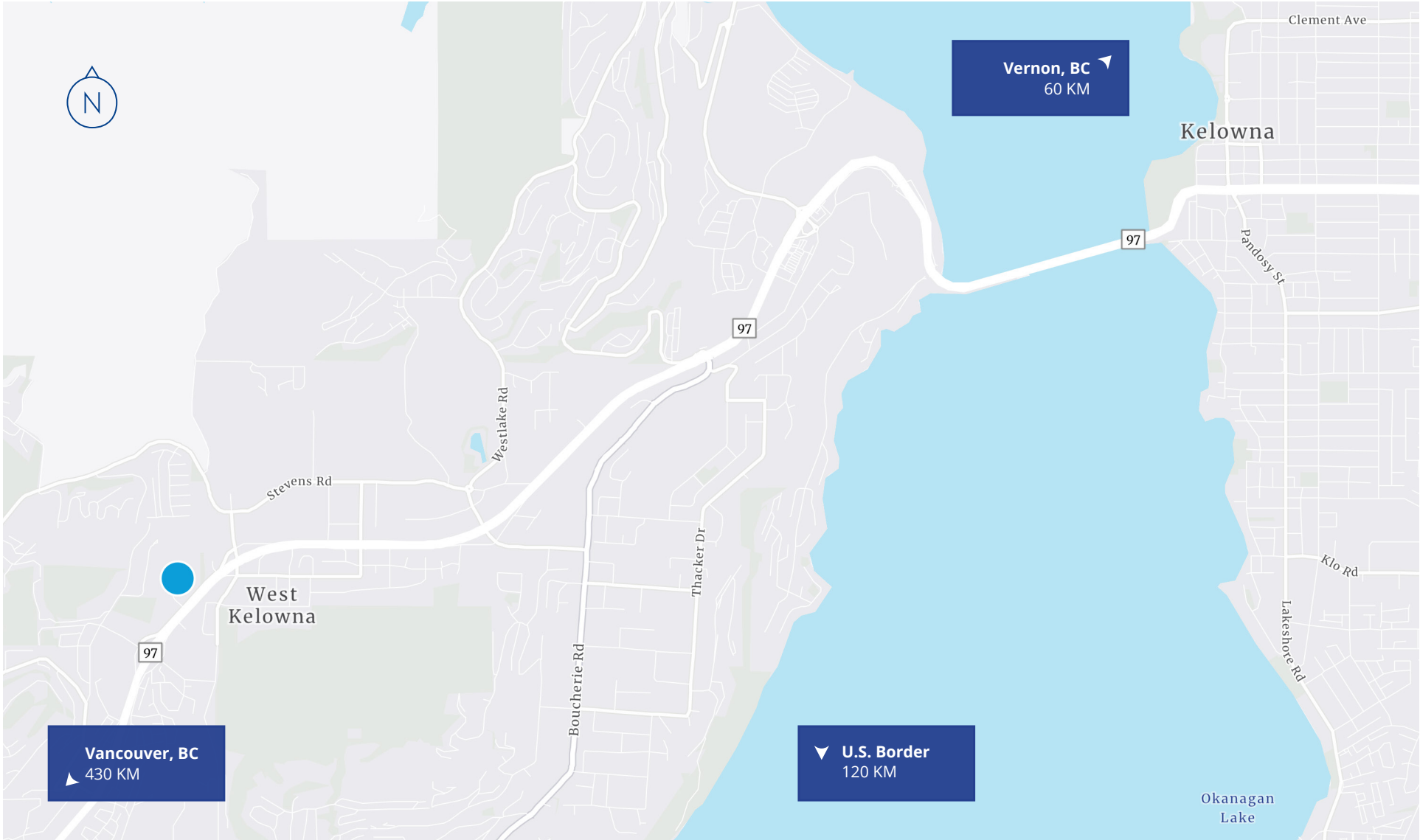
Highway 97
1 KM



Downtown Kelowna
9 KM



Airport
23 KM





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