

YARD SPACE FOR LEASE 1505 HARDY STREET KELOWNA, BC



SECURE YARD SPACE AVAILABLE IN CENTRAL KELOWNA



HARD TO FIND INDUSTRIAL YARD SPACE AVAILABLE IN CENTRAL KELOWNA

Approximately 1.65 acres of flat usable space. Fully enclosed space with security fencing and rolling gate entrance provides secure yard space. Area includes two storage structures with roofs, one walled and the other open. Located just off the Harvey Ave/Highway 97 corridor. Well-established commercial area with neighbouring office, service commercial and light industrial users. Potential to also lease a 4,800 SF multi-bay industrial unit. Available December 1, 2023. For more information or to view the available industrial space contact Kris McLaughlin, PREC of the MCL Real Estate Group at 250 870 2165 or by email at kris@mcrealestate.ca

FULLY FENCED WITH ROLLING SECURITY GATE



LARGE OPEN INDUSTRIAL YARD SPACE



MCL Real Estate Group
RE/MAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
250.870.2165



Salient Information

| | |
|--|---|
| Property Address: | 1505 Hardy Street, Kelowna, BC |
| Legal Description: | Lot 1 Plan KAP40360 District Lot 127 & 140 Land District 41 |
| PID: | 012-328-979 |
| Location: | Located mid-block on the east side of Hardy Street, just north of the intersection of Hardy Street and Enterprise Way |
| Available Lot Size: | 1.65 Acres (\pm 71,874 SF) |
| Available Industrial Unit Size: | 4,800 SF (available at an additional cost) |
| Year Built: | 1976 |
| Zoning: | I2 - General Industrial |
| Lease Rate: | \$2.75/SF + Additional Rents and Applicable Taxes |

Comments:

- ▶ Centrally located in Kelowna with easy access to Highway 97/Harvey Avenue
- ▶ Secure, industrial yard space this close to the downtown area of Kelowna are hard to come by
- ▶ Located in a well established industrial area of Kelowna near other commercial and industrial businesses



Site Plan



Property Photos



Yard Photos



I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)
I2rcs – General Industrial (Retail Cannabis Sales)

Section 14.4 – Industrial Zone Purposes

The purpose is to provide a zone for general industrial uses.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The **principal uses** in this **zone** are:

- Alcohol Production Facilities
- Animal Clinics, Major
- Animal Clinics, Minor
- Auctioneering Establishments
- Automotive & Equipment
- Automotive & Equipment, Industrial
- Boat Storage
- Bulk Fuel Depot
- Cannabis Production Facilities
- Commercial Storage
- Emergency and Protective Services
- Food Primary Establishment
- Gas Bar
- General Industrial Use
- Liquor Primary Establishment
- Non-Accessory Parking
- Outdoor Storage
- Participant Recreation Services, Indoor
- Recycling Depots
- Recycling Drop-Offs
- Temporary Shelter Services
- Warehousing

The **secondary uses** in this **zone** are:

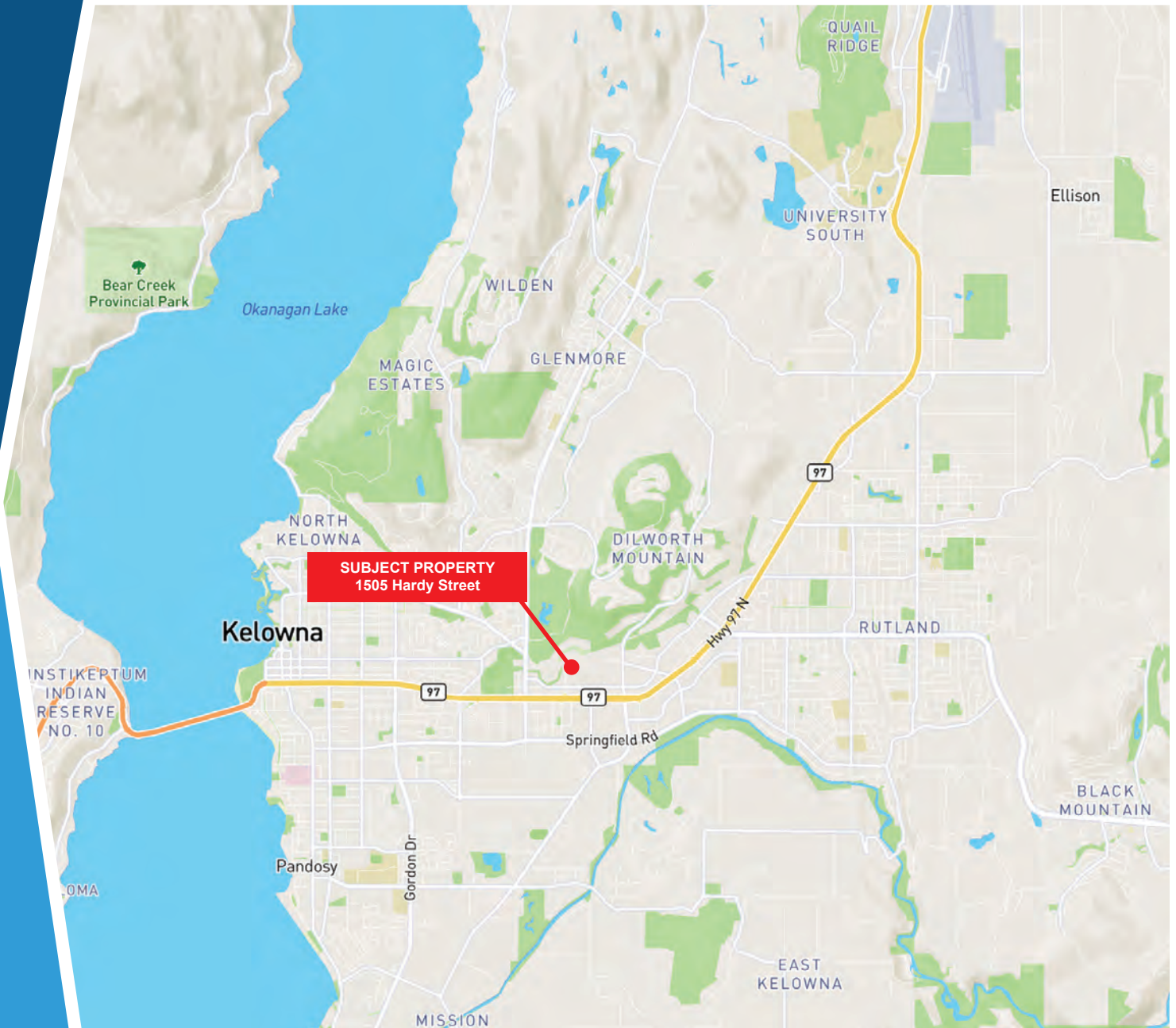
- Accessory Buildings or Structures
- Agricultural, Urban
- Residential Security / Operator Unit
- Retail Cannabis Sales (I2rcs only)

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KELOWNA, BC

M|C|L
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