



Office Strata Space in Reid's Corner

- Rare opportunity for an owner/occupier to purchase office space in Reid's corner
- 1,536 SF of 2nd floor finished office space with close proximity to Highway 97, Kelowna International Airport, and nearby amenities



PROPERTY DETAILS

LIST PRICE: \$575,000

CIVIC ADDRESS	#10-3304 Appaloosa Road, Kelowna
LEGAL DESCRIPTION	Strata Lot 61 Section 2 Township 23 Osoyoos Division Yale District Strata Plan KAS2842 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
PID	026-727-935
UNIT SIZE	1,536 SF
ZONING	I1 Business Industrial; I2 General Industrial
FUTURE LAND USE	IND Industrial
PROPERTY TAXES	\$4,441.37 (2025)
YEAR BUILT	2006
STRATA FEE	\$274.23 including GST
PARKING	3 parking stalls



OVERVIEW

**#10-3304 APPALOOSA ROAD,
KELOWNA, BC**

Office Strata Opportunity

HM Commercial Group is pleased to present strata office space available in Kelowna's industrial area Reid's Corner.

- 1,536 SF office strata space available in industrial complex
- Zoned I1 Business Industrial; I2 General Industrial
- Future land use planned as IND Industrial
- Join a well-established industrial and service-commercial neighbourhood, home to a diverse mix of trades, service, and light industrial businesses
- Located in Reid's Corner, just 5 minutes to Kelowna International Airport and UBC Okanagan, 15 minutes to downtown Kelowna.

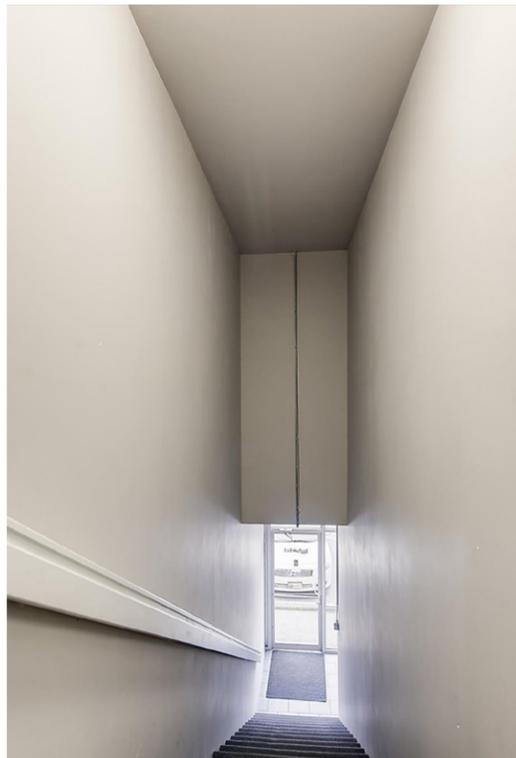


AERIAL

Highly Sought After Location in Reid's Corner

#10 3304 Appaloosa Road is located in Reid's Corner just off of Highway 97. Located just 5 minutes to Kelowna International Airport and 15 minutes to downtown, this property is well situated to access all amenities throughout the city.





THE FINE PRINT

Important Information & Disclaimers

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	#10-3304 Appaloosa Road, Kelowna
LEGAL DESCRIPTION	Strata Lot 61 Section 2 Township 23 Osoyoos Division Yale District Strata Plan KAS2842 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
PID:	026-727-935

Collectively referred to as the Property (the "Property")

Kellie Zimmer ("the "Owner") is the Owner of the Property and has engaged Will Pigott Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer Agent's Signature	Buyer Agency Name
_____	_____
Buyer Agent's Name(Please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
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Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



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PROUDLY PRESENTED BY



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