

FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

3116 Appaloosa Road
Kelowna, BC



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*The Commercial
Real Estate Experts*



FOR SALE: 3116 Appaloosa Road, Kelowna, BC

Property Details

Civic Address:

3116 Appaloosa Road, Kelowna, BC

Legal Description:

Lot B, Plan KAP35661, Section 3, Township 23, ODYD

PID:

011-900-633

Location:

Located midblock on the north side of Appaloosa Road, between Academy Way and Arab Crt

Lot Size:

±1.00 Acres or ± 43,560 SF

Main Building Size:

±2,193 SF

Current Zoning:

RR2 - Small Lot Rural Residential

2040 OCP Zoning Designation:

Ind - Industrial

BC Assessed Value (2024):

\$2,092,000

Property Taxes (2024):

\$9,186.61

List Price:

\$2,290,000

Centrally Located Property with Industrial Development Potential Supported by the Kelowna's New 2040 OCP

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire a property in one of Kelowna's industrial growth areas.

Features:

This prime lot is located on the north side of Appaloosa Rd between Academy Way and Arab Crt.

- ▶ Property totals approximately 1.00 acres or ±43,560 SF, is rectangular in shape and has ±104 FT of frontage along Appaloosa Rd and is ±420 FT deep
- ▶ Current zoning is RR2 - Small Lot Rural Residential
- ▶ The Appaloosa Road area has been designated as one of the main industrial growth areas in the City of Kelowna
- ▶ Kelowna's 2040 OCP designates the future land use in the area as Ind - Industrial
- ▶ Potential to rezone the property to I2 - General Industrial which allows for maximum site coverage of all buildings of 60%, maximum FAR of 1.5 and a maximum height of 16m or 52.4 ft
- ▶ Potential to develop an industrial complex to a maximum of 65,340 SF based on I2 zoning guidelines
- ▶ Existing single family home with 4 bedrooms and 3 bathrooms totaling ±2,193 SF that includes a in-law suite on the lower level (non legal) with a separate entrance can provide potential holding income, if rented, while waiting for redevelopment
- ▶ Property also has a detached workshop/garage that is approximately 32' x 20'
- ▶ Located in the Reid's Corner/Sexsmith area of Kelowna with easy access to Highway 97 N via Academy Way & Sexsmith Road
- ▶ For more information or to arrange a tour of this property contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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Aerial Photos



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Site Plan



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Exterior Photos



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Interior Photos - Home



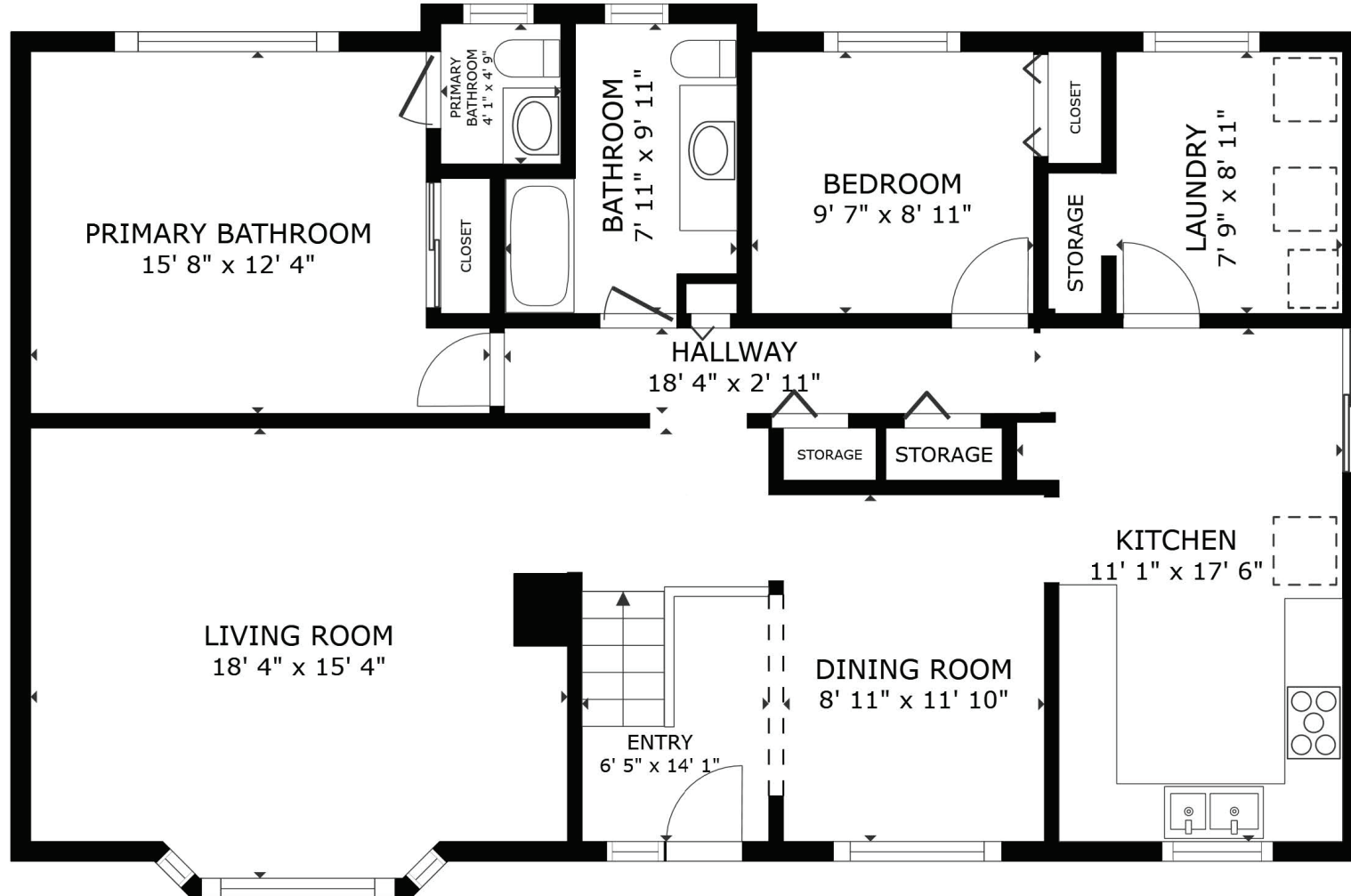
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Interior Photos - Home



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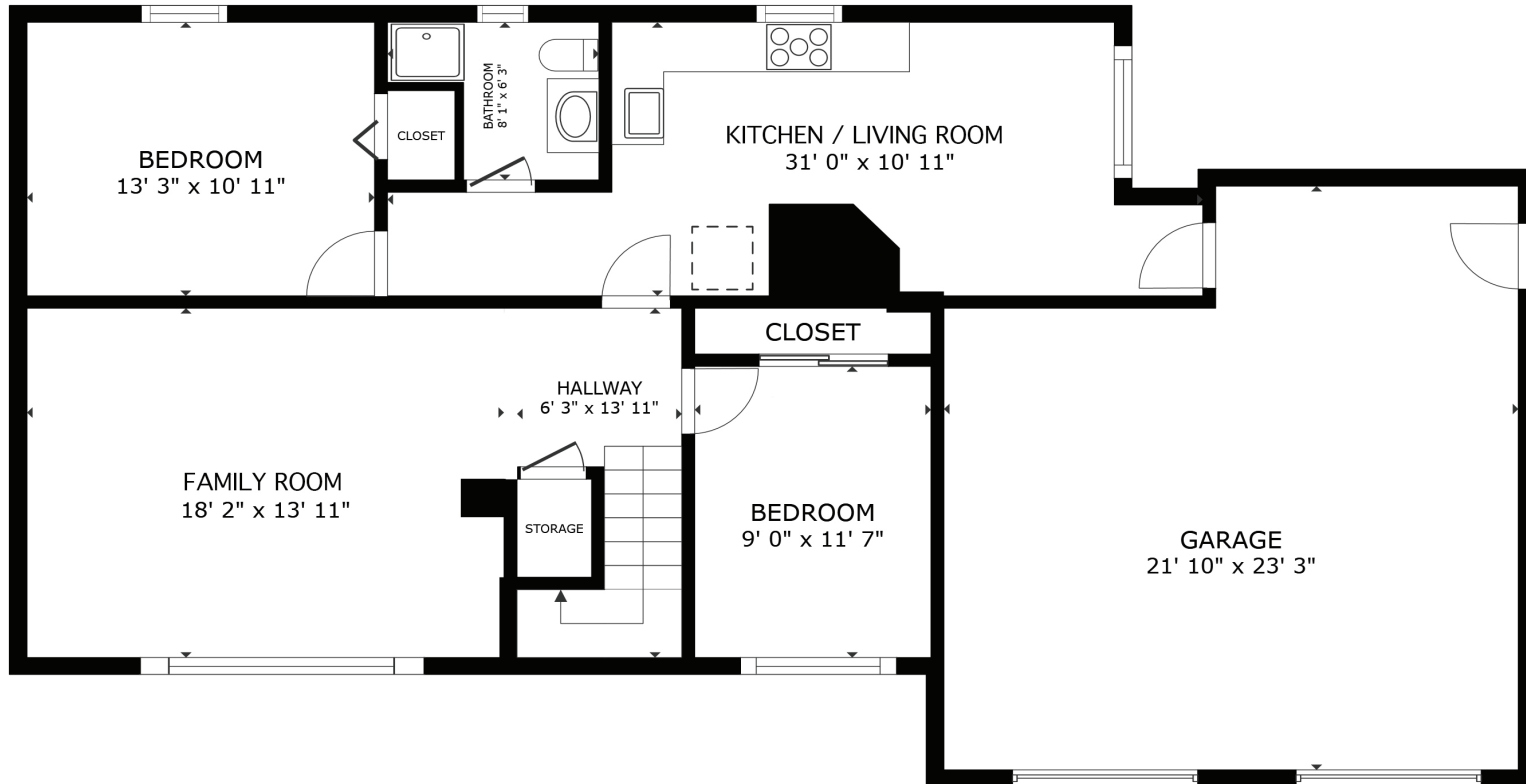
Floor Plan - Main



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

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Floor Plan - Basement



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

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Density and Redevelopment Potential

3116 Appaloosa Road is a well-situated property in the Reid's Corner/Sexsmith/Appaloosa area of Kelowna. The property totals approximately 1.00 acres or about 43,560 SF, and currently contains a single-family home of about 2,193 SF and a detached workshop/garage.

The property is rectangular in shape and slopes slightly towards the south. There is approximately 104 FT of frontage along Appaloosa Rd and the property is approximately 420 FT deep.

This area of Kelowna has been designated as one of the main industrial growth areas in the City and the 2040 OCP indicates that the future land use is IND - Industrial. The area is in transition with a number of the existing properties having already been rezoned to I2 – General Industrial.

As a development opportunity there is potential to rezone the property to I2, similar to the surrounding properties. A potential rezoning to I2 would allow for a new industrial complex to be built with a maximum site coverage of 60%, maximum FAR of 1.5 (max. 65,340 SF) and a maximum height of 16 M or 52.4 FT.

DENSITY ANALYSIS OF POTENTIAL PROPERTY REDEVELOPMENT

BASE CALCULATIONS	Current Building	New Industrial Building
Total Site Area (Acres)	±1.00	±1.00
Total Site Area (SF)	±43,560	±43,560
Zoning	RR2	I2
Max Site Coverage of Building	30%	60%
Max FAR Allowable	-	1.5
Max Height	10 m	16 m
Existing SF of Buildings	±2,193 SF (actual)	-
Max. Footprint of Building	-	±26,136 SF
Buildable Area	-	±65,340 SF
Max # of Storeys	-	3
Actual/Potential Floor Area Per Floor	-	±21,780 SF
Potential Industrial Units at 3,000 SF Per Unit	-	±7

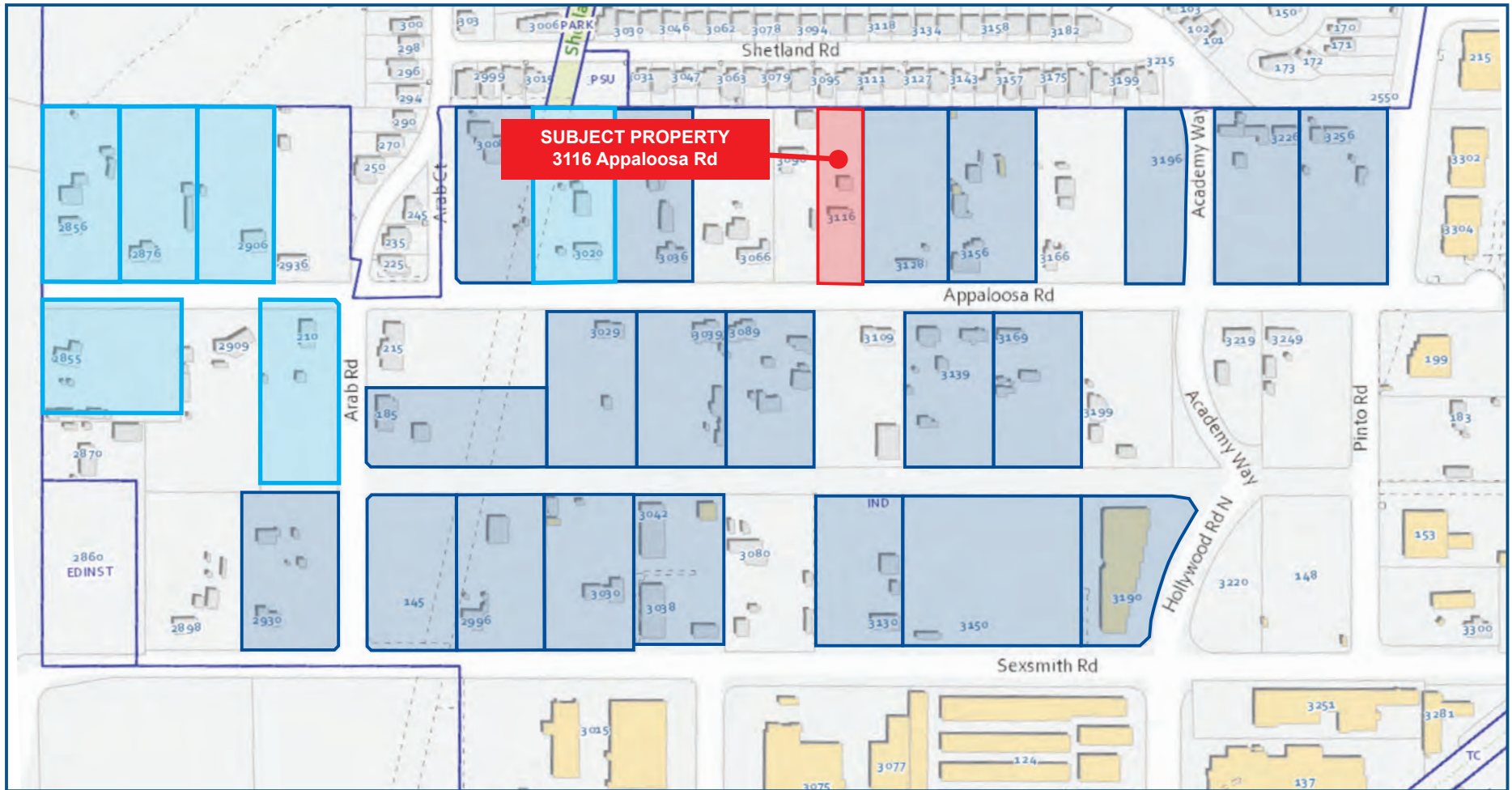
NOTES:

General information about the subject property has been acquired from the City of Kelowna website and property information system. Properties in the area that are currently zoned I2 have a Max Density FAR 1.5 for industrial buildings. There are no additional allowances for Bonus Density FAR for Public Amenity & Street-scape Bonus or Rental or Affordable Housing Bonus.

E&OE: This information has been prepared by Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna and is derived from the City of Kelowna Zoning Bylaw. The information is provided for illustrative purposes, and was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness or completeness by Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna. Please verify all important information.

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Sexsmith-Appaloosa Industrial Growth Area



Source: City of Kelowna



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Current Zoning Map



Source: City of Kelowna

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Future Land Use Map



Source: City of Kelowna

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I2 - Zoning Information

I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)

Section 14.2 – Commercial Zone Purposes

The purpose is to provide 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 Facility
- 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*

* Note: For more information see City of Kelowna - Zoning Bylaw No. 12375

14.11 Commercial and Urban Centre Zone Development Regulations

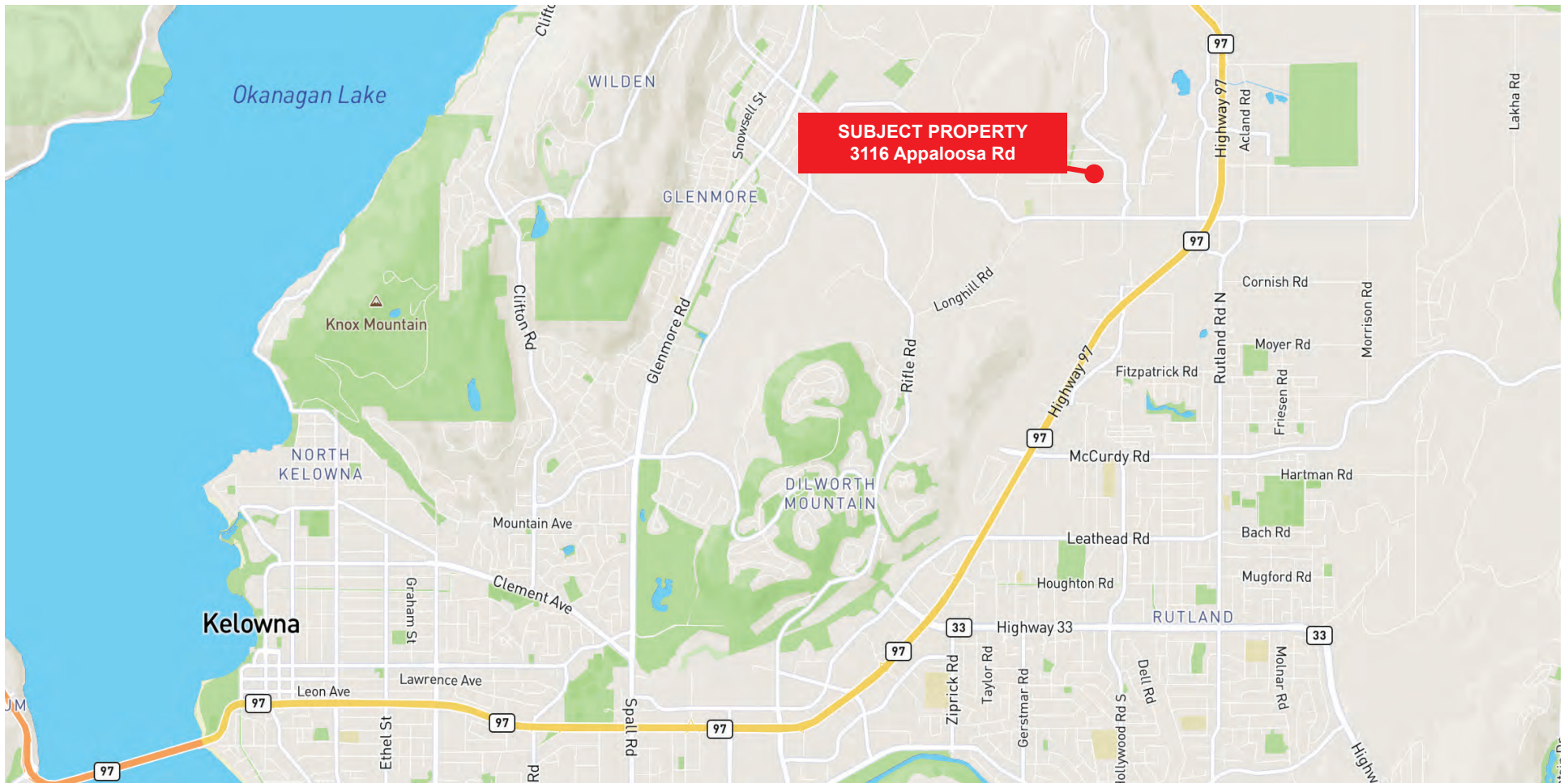
- Maximum site coverage of all buildings is 60%
- Maximum site coverage of all buildings, structures & impermeable surfaces is 90%
- Minimum front yard setback is 2.0 m
- Minimum flanking side yard setback is 2.0 m
- Minimum side yard setback is 0.0 m
- Minimum rear yard setback is 0.0 m
- The minimum lot area is 4,000 m², maximum lot area is n/a

14.14 Density and Height

- Minimum (if applicable) & maximum base density is 1.5 FAR
- Maximum public amenity & street-scape bonus is n/a
- Maximum rental or affordable housing bonus is n/a
- Maximum base height is 3 storeys and 16.0 m
- Maximum height with Bonus FAR is n/a

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