



## *Corner Industrial Strata Unit in Kelowna Springs Centre*

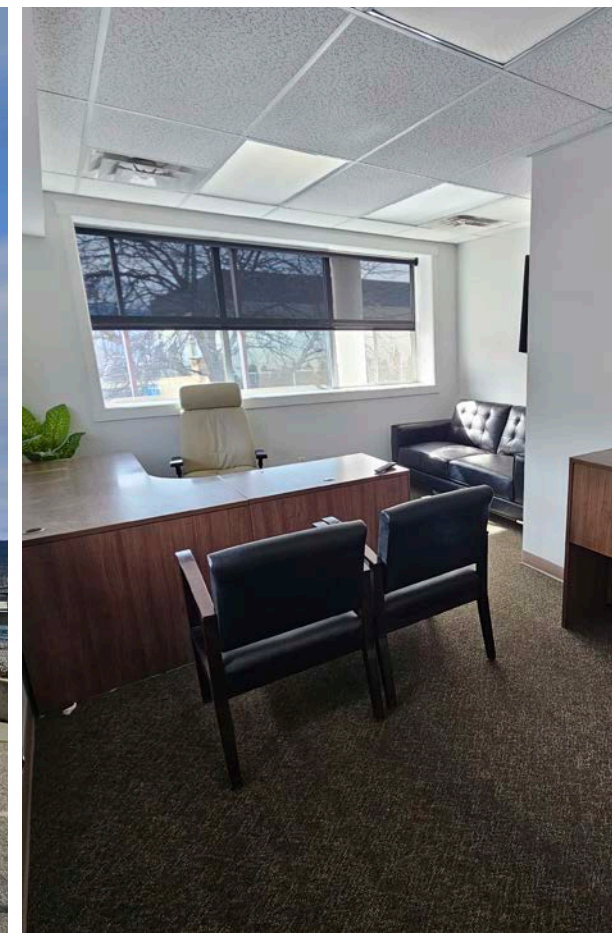
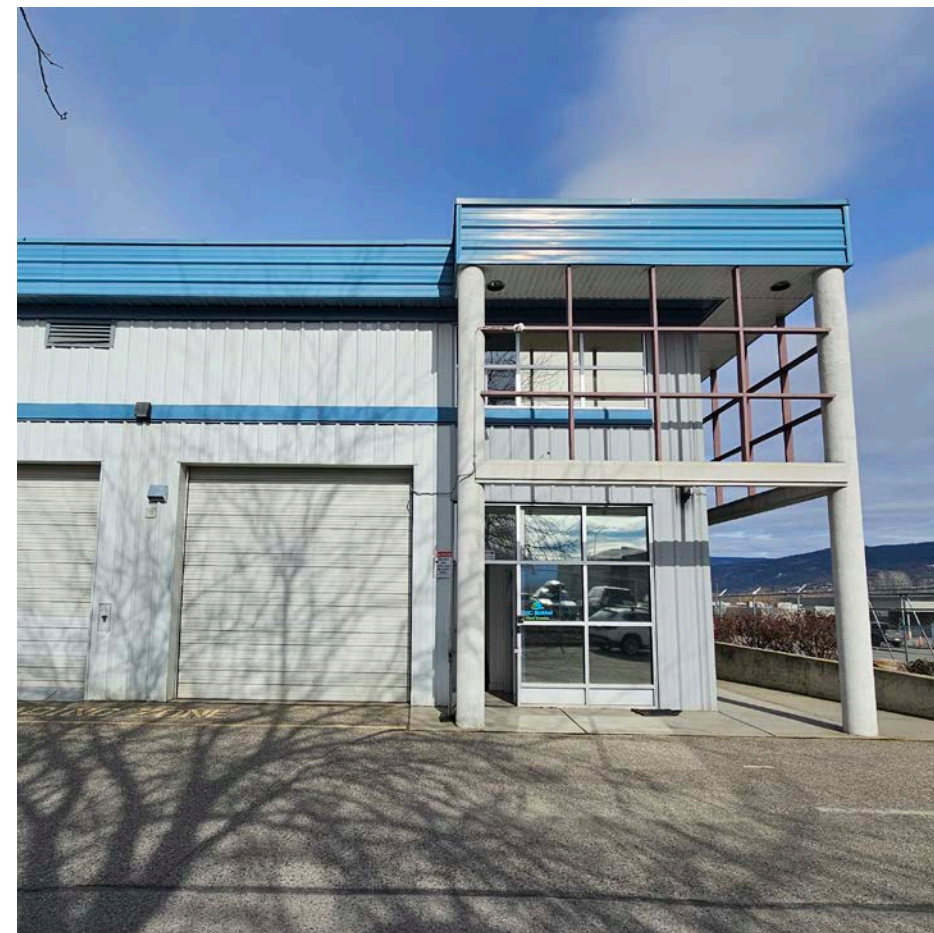
- Opportunity to purchase a 1,944 sq. ft. fully built out industrial strata corner unit in the sought-after Kelowna Springs Centre.
- Ideally positioned just off Highway 97 and minutes from Kelowna International Airport, this property offers excellent exposure and strategic access for business operations.



# PROPERTY DETAILS

**LIST PRICE: \$675,000**

<b>CIVIC ADDRESS</b>	#1-2550 Acland Road, Kelowna, BC
<b>LEGAL DESCRIPTION</b>	Strata Lot 1 District Lot 123 Osoyoos Division Yale District Strata Plan KAS1276 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
<b>PID</b>	018-338-992
<b>UNIT SIZE</b>	1,944 SF
<b>ZONING</b>	I1, Business Industrial
<b>PROPERTY TAXES</b>	\$6,634.71 (2025)
<b>PARKING</b>	Three assigned parking stalls
<b>STRATA FEE</b>	\$423.17 + GST
<b>LOADING</b>	1 grade level 12'x12' OH door



## OVERVIEW

**#1-2550 ACLAND ROAD,  
KELOWNA, BC**

### Corner Strata Unit

Exceptional opportunity to purchase a 1,944 sq. ft. fully built out industrial strata corner unit in the sought-after Kelowna Springs Centre. Ideally positioned just off Highway 97 and minutes from Kelowna International Airport, this property offers excellent exposure and strategic access for business operations.

This unit features multiple offices, a bathroom on each floor, a modern kitchenette and laundry connections.

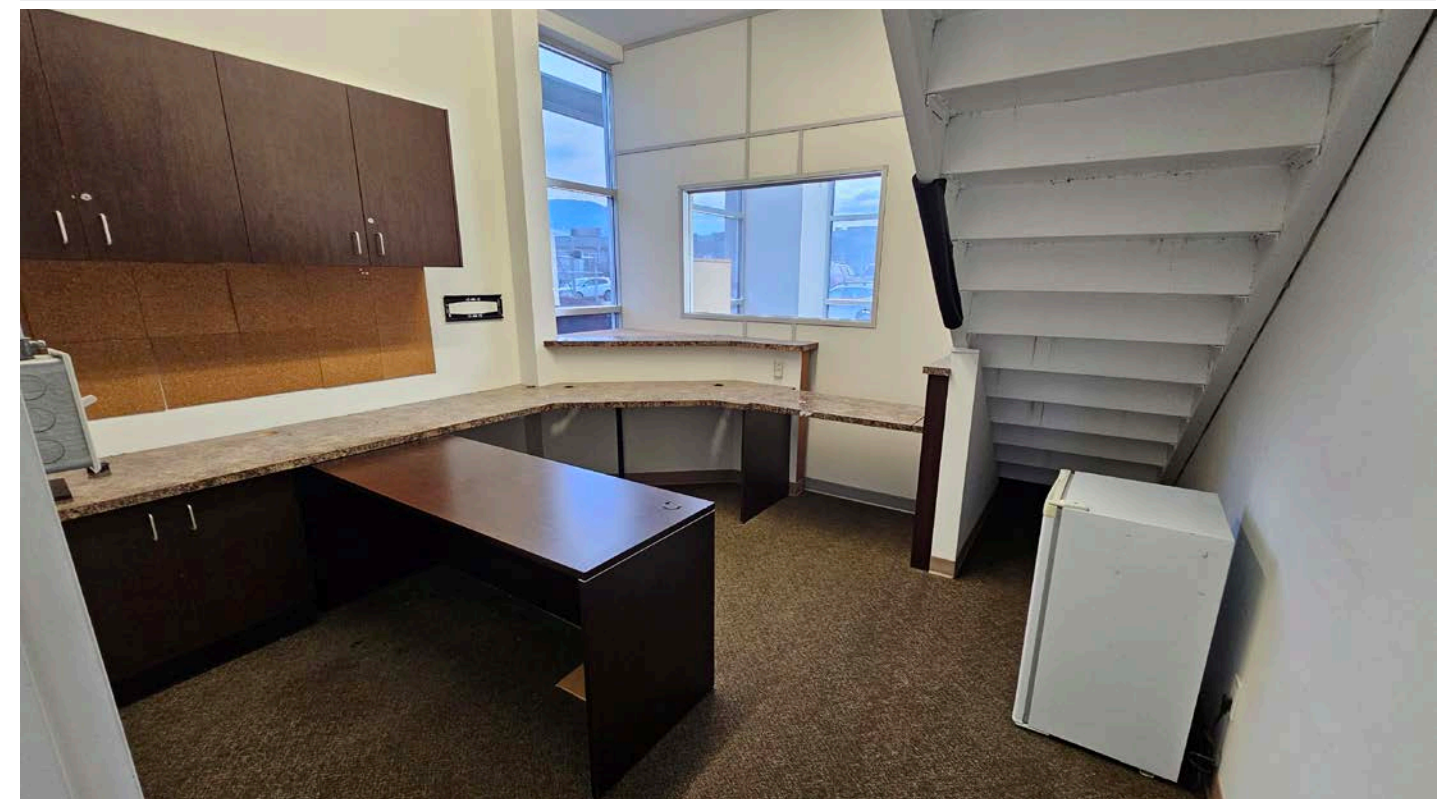
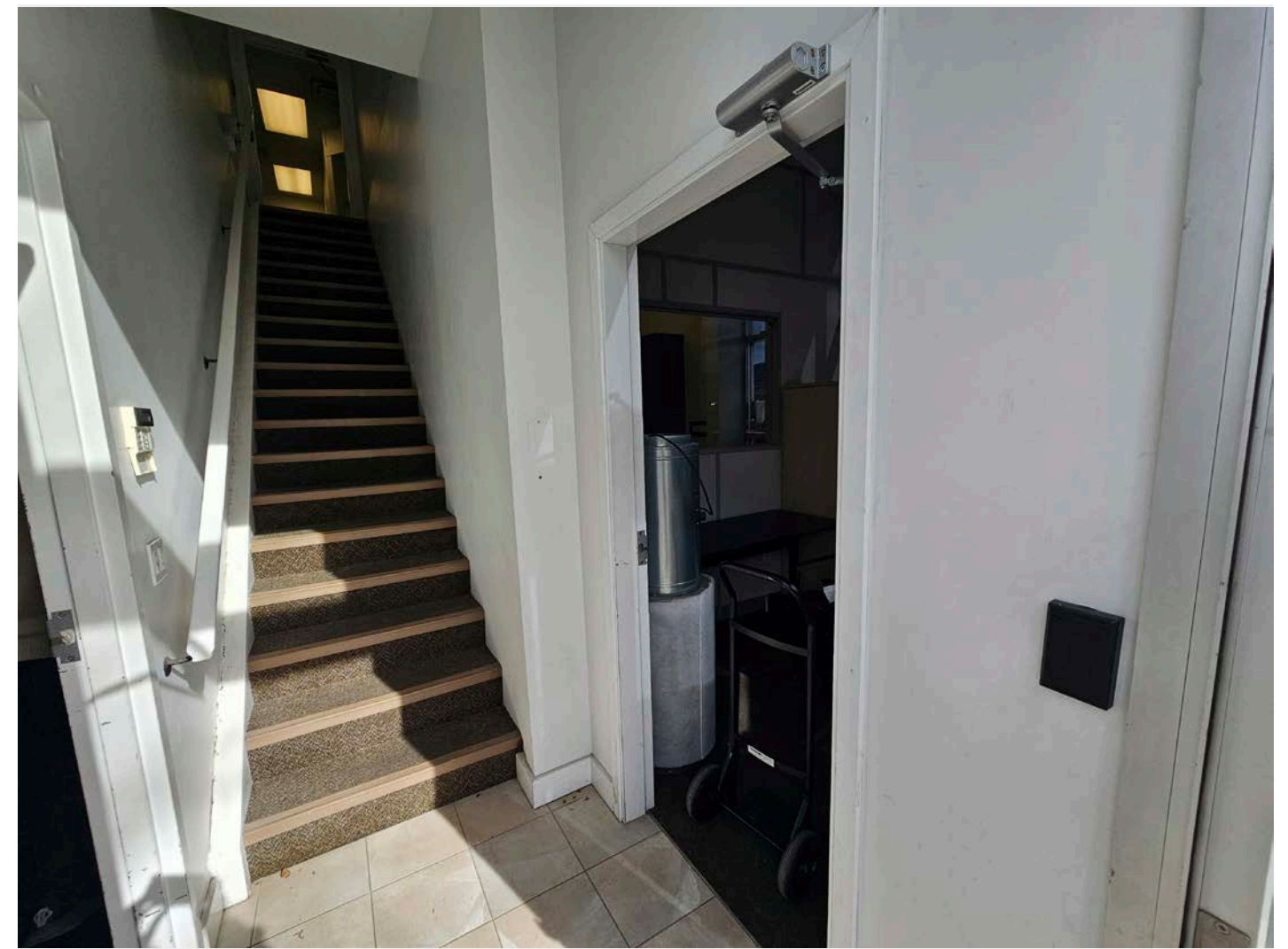
- 1,944 sq. ft. of office space with warehouse possibilities
- I1 zoning for diverse industrial and business uses
- Fully built out with quality improvements
- Secure site with automated gate access
- Minutes to Kelowna International Airport & Highway 97
- Three assigned parking stalls

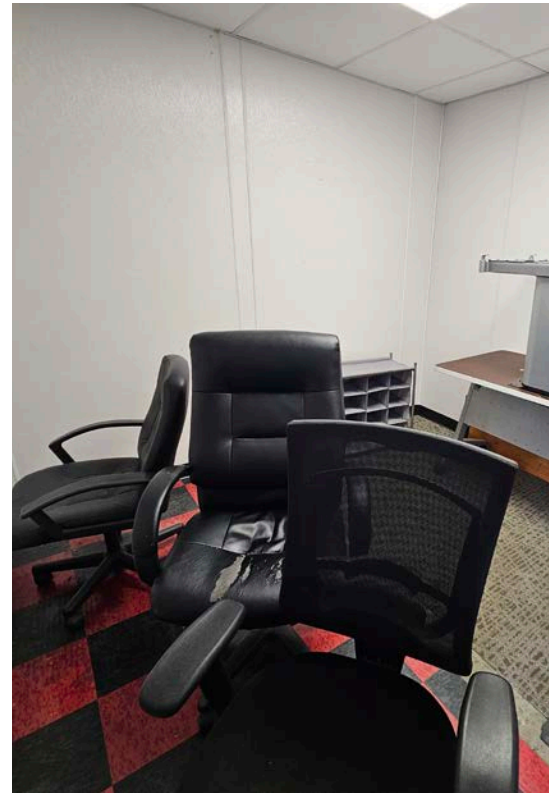
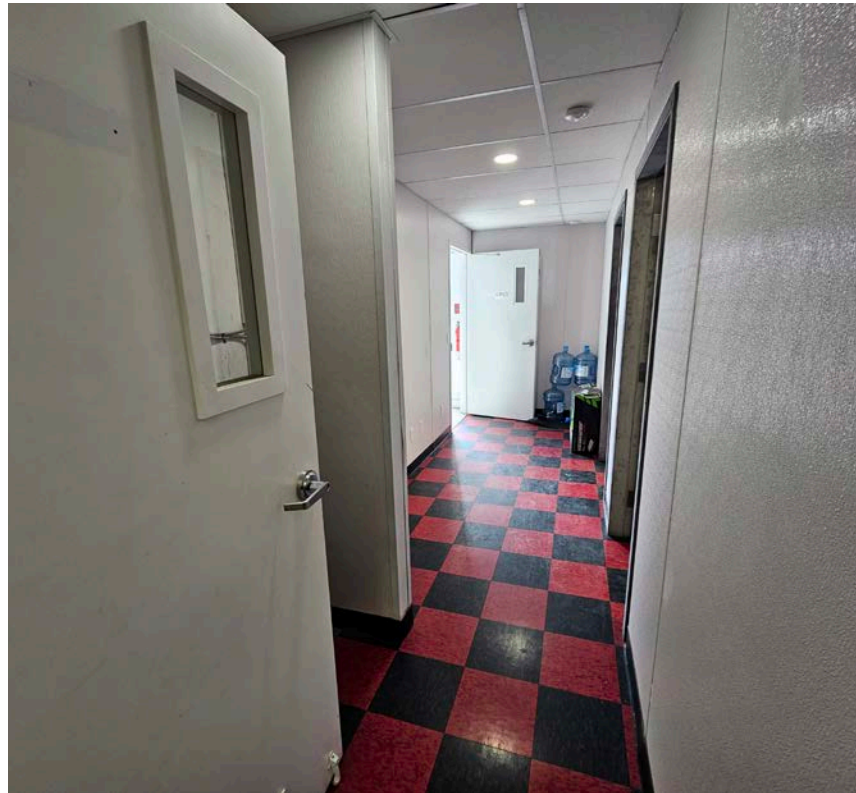


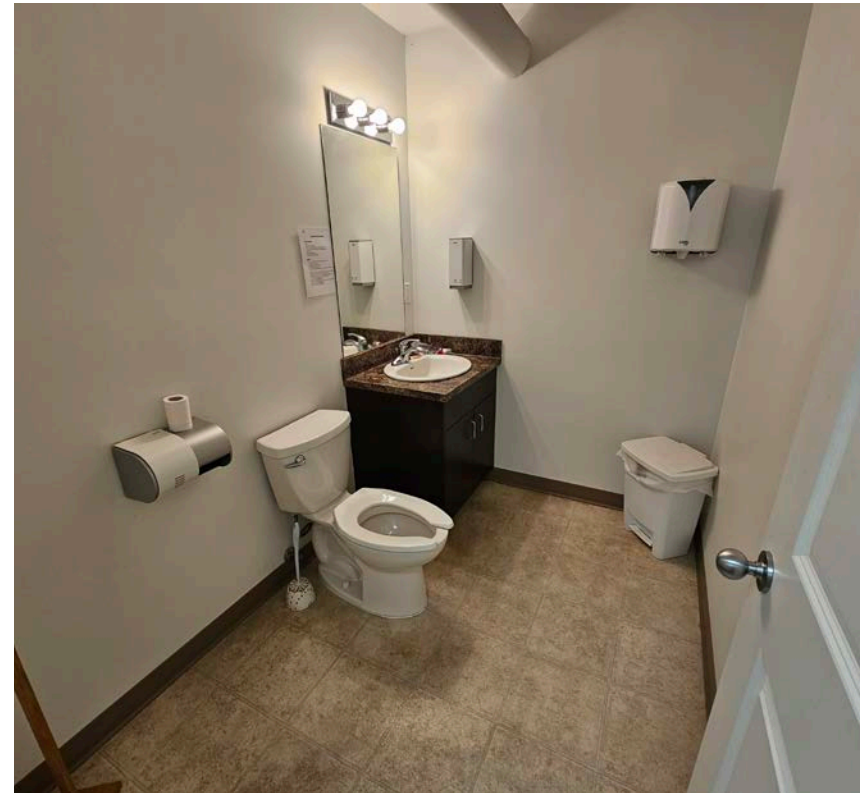
# AERIAL

*Highly Sought After Location with Easy Access*

Ideally positioned just off Highway 97 and minutes from Kelowna International Airport, this property offers excellent exposure and strategic access for business operations.







# 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

<b>RE:</b>	#1-2550 Acland Road, Kelowna, BC
<b>LEGAL DESCRIPTION</b>	Strata Lot 1 District Lot 123 Osoyoos Division Yale District Strata Plan KAS1276 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
<b>PID:</b>	018-338-992

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

LH BROS ENTERPRISES INC. ("the "Owner") is the Owner of the Property and has engaged the Okanagan Life Commercial Team, Chad Termul & Lindsey Termul 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: \_\_\_\_\_

<b>Buyer's Signature</b>	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: \_\_\_\_\_

<b>Buyer Agent's Signature</b>	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  
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4  
Tel: (250) 712-3130

# LEADERS IN COMMERCIAL REAL ESTATE



HM COMMERCIAL REALTY

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V1Y 7E4

PROUDLY PRESENTED BY



**LINDSEY TERMUL\* &  
CHAD TERMUL**

\*Personal Real Estate Corporation

*The Okanagan Life Commercial Team*