



FOR SALE | 2670 Lower Glenrosa Road - West Kelowna- \$9,995,000

Steve Harvey

Prime Outdoor Storage Facility with Residence

- Revenue Generation
- 5.92 Acres (4.44 + 1.52)C
Agricultural Zoning

Licensed Commercial Broker
250-808-2838 | steve@businessfinderscanada.com

Business Finders Canada
120-565 Bernard Avenue, Kelowna, BC V1Y 8R2
250-491-1111 | www.businessfinderscanada.com

FINANCIALS - MONTHLY INCOME



Account Code	Units	Description
		TOTAL STORAGE UNIT REVENUE
4900-3002	1	Rent Revenue - House
4999-9999		TOTAL REVENUES

MONTHLY AMOUNT FOR EACH ACCOUNT CODE AND UNITS

Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	25-Dec	Total
\$29,611.00	\$30,685.00	\$32,017.00	\$33,063.00	\$31,717.00	\$35,977.00	\$36,741.00	\$38,205.00	\$33,984.00	\$31,653.00	\$32,004.00	\$30,657.00	\$365,657
\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	\$62,700
\$35,311.00	\$36,385.00	\$37,717.00	\$38,763.00	\$37,417.00	\$41,677.00	\$42,441.00	\$43,905.00	\$39,684.00	\$37,353.00	\$37,704.00	\$36,357.00	\$428,357

ANNUALIZED NOI & VALUATION



Metric	Amount
Total Revenues	\$428,357
Effective Revenue	\$428,357
Valuation @ 5% Cap	\$9,519,044

NOTE: VACANCY MODELED AT 5% OF TOTAL REVENUES. VALUATION SHOWN AT 5% CAP RATE.

ASSET BREAKDOWN, ASKING PRICE, LAND VALUE



Category	Units	Amount
Potential Income – Storage Units (50x225)x12	50	\$135,000
Potential Income – Parking (256175 x 12)	256	\$537,600
Potential Income – Home	1	\$60,000
Total Potential Income		\$732,600
	0	\$54,945
		\$677,655
		\$13,553,100
Land Value (4.4 Acres) \$1,750,000	4.4	\$7,700,000
Depreciated Residence (Built 2024)		\$690,000
*Depreciated Site Improvements		\$3,500,000
(Fencing, Paving, Gates, Security, Sani-Dump, Yard Lighting, Etc.)		
Total Land + Improvements		\$11,890,000
Asking Price		\$10,300,000

SURVEY PLAN - LEASE AREA



Client: Sunwest Homes

Date: March 9, 2018
File: 26077
Scale: 1:250 Metres
Drawn By: CH

Prepared by:

Ferguson Land Surveying & Geomatics Ltd.
1630 Pandosy Street, Kelowna, BC
Phone: (250) 763-9211 • Fax: (250) 763-0259

Plan Title:

Plan showing area to accompany lease agreement with City of West Kelowna, adjacent to Lot A, District Lot 3480, ODYD, Plan KAP67210

Property Address:

2670 Lower Glenrosa Road
PID: 024-824-241

Lease Area:

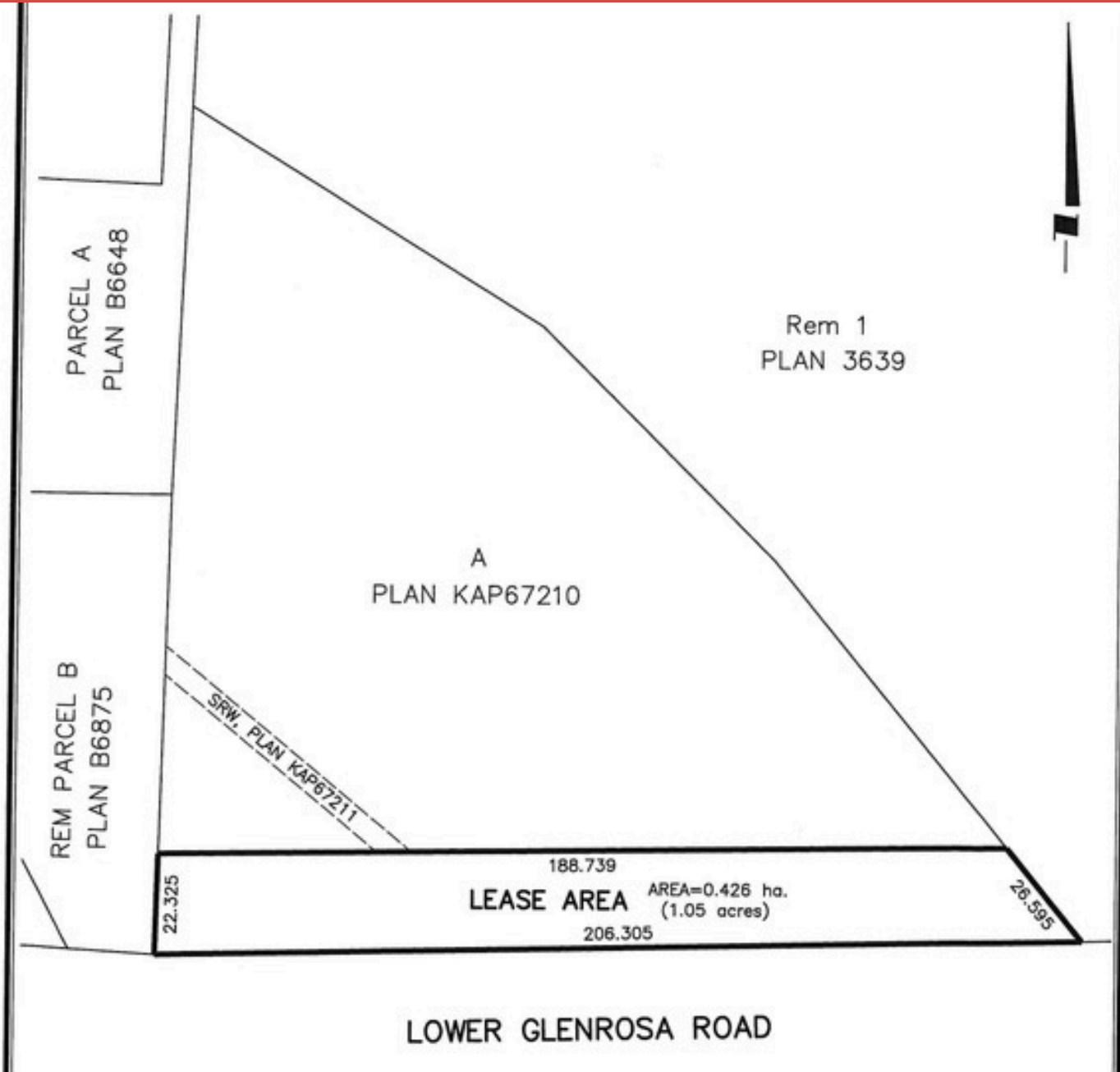
- Area = 0.426 ha (1.05 acres)
- Dimensions:
- 22.325m (north boundary)
 - 188.739m (east boundary)
 - 206.305m (west boundary, along Lower Glenrosa Road)
 - 25.935m (southwest angled boundary)

Adjacent Parcels:

- Rem Parcel B, Plan B6875 (northwest)
- Parcel A, Plan B6648 (north)
- Rem 1, Plan 3639 (southeast)
- Plan KAP67210 (east)



SURVEY PLAN - LEASE AREA



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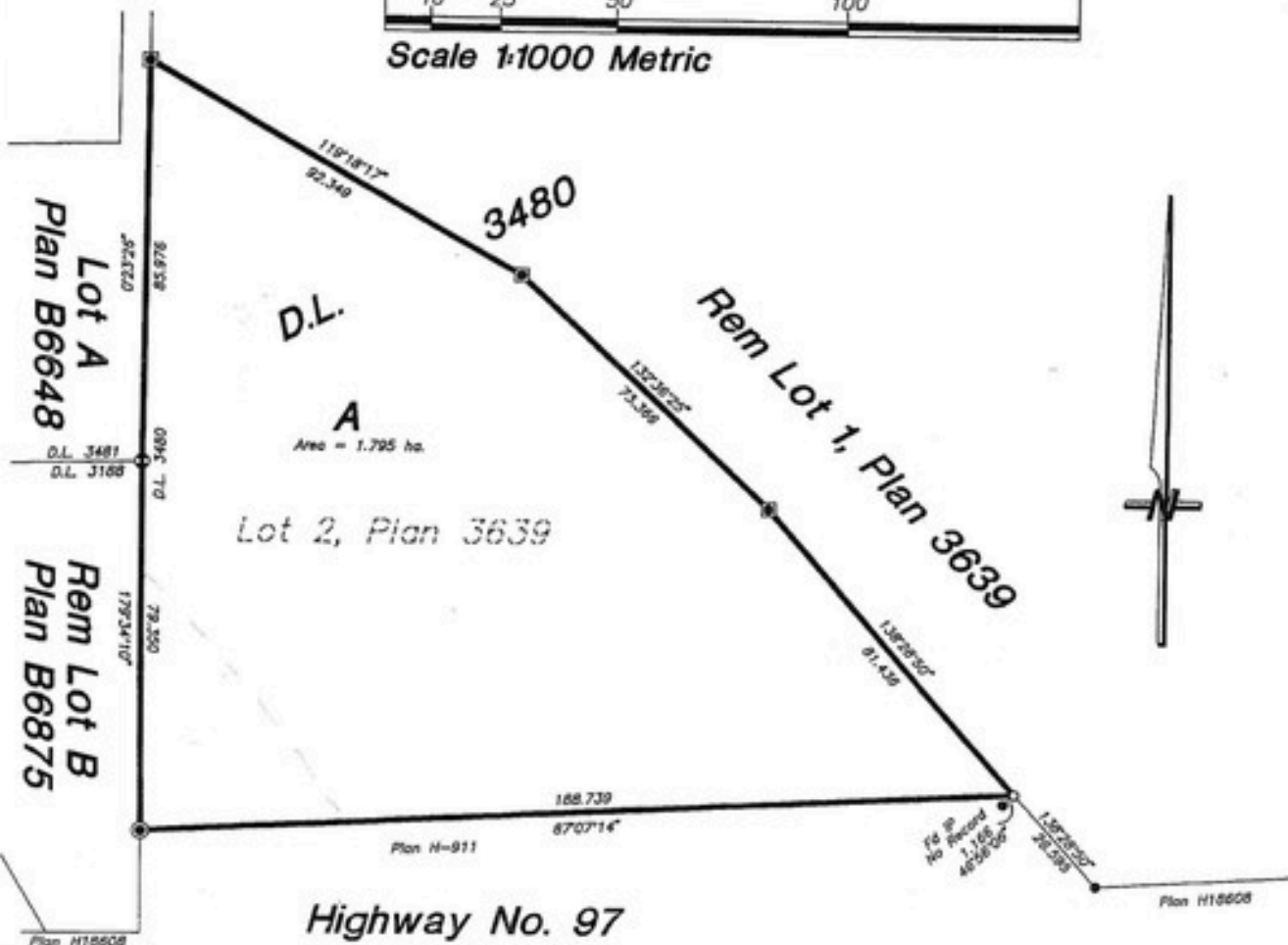


**REFERENCE PLAN OF LOT 2, D.L. 3480,
ODYD, PLAN 3639, EXCEPT PLAN H911.
PURSUANT TO SEC. 100(1)(a) OF THE LAND TITLE ACT.
B.C.G.S. 82E.082**

PLAN KAP 67210

Deposited in the Land Title Office at Kelowna, B.C.
this 25th day of July 2000.

IAN C.B. SMITH
REGISTRAR



LEGEND:

- - Standard Iron Post Found
- - Standard Iron Post Set
- ⊙ - Standard Concrete Post Found
- ⊕ - Standard Capped Post Found
- ⊗ - Non-Standard Round Iron Post Found
- Distances shown are in metres and decimals thereof.
- Bearings shown are astronomic and are derived from Plan H18608.

This plan lies within the Regional District of Central Okanagan.

I, Linden E. Fritsch a British Columbia Land Surveyor of the City of Kelowna, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 12th day of July 2000.

[Signature]
BRITISH COLUMBIA LAND SURVEYOR

Fritsch Land Surveying Inc.
British Columbia & Canada Land Surveyors
#202 - 586 Leon Avenue
Kelowna, B.C., V1Y 6Y6
(250) 762-0122 00-058(152)

I hereby certify that this is the Official Plan of the lands shown outlined hereon.

ORIGINAL SIGNED BY
DAI YATES

Surveyor General
Victoria, B.C., July 17, 2000

9T 1859



Property Address: 2670 Lower Glenrosa Road

Lot: A • Plan: KAP67210 • District Lot: 3480 • PID: 024-824-241

Neighbourhood: Westbank

Zoning Code: A1 (Agricultural Zone)

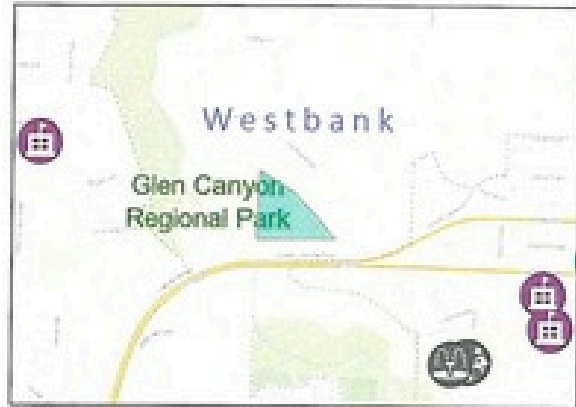
Ecosystem: Sensitive Terrestrial, Agricultural

Utilities:

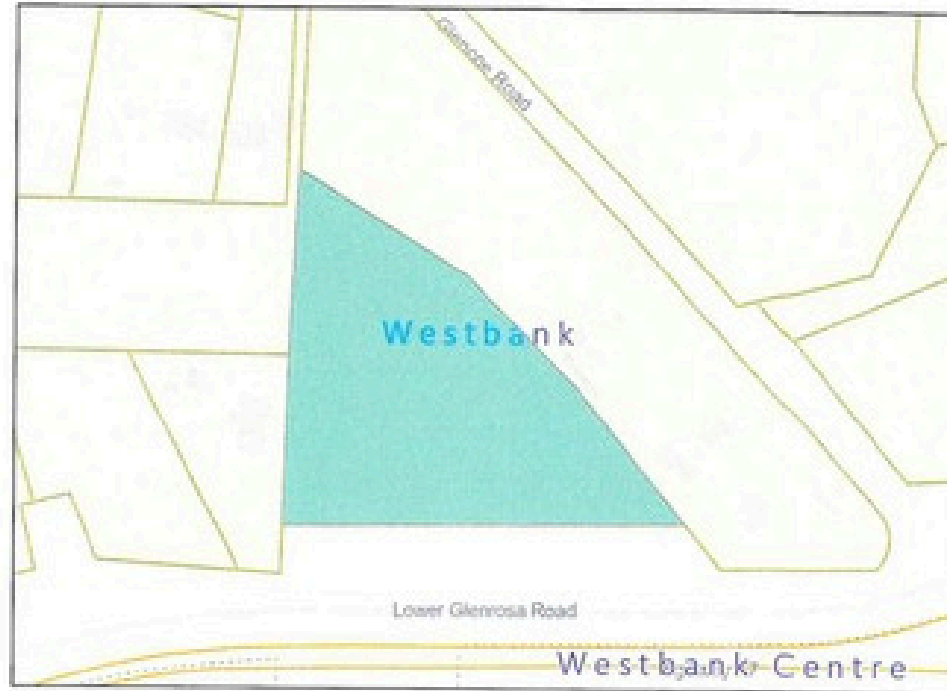
- Sewer Service: Not Connected
- Water System: Powers Creek Water System
- Sewer Bylaw / Staging: N/A
- Electricity: BC Hydro
- Gas: Fortis BC



CITY OF WEST KELOWNA PROPERTY REPORT



Property location within the City of West Kelowna



Property Address: 2670 Lower Glenrosa Road

Lot Size: 4.44 acres (17,958.1 sqm)

Map Highlights:

Property outlined in blue

Located adjacent to Westbank Centre

Access via Lower Glenrosa Road





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