



# FOR SALE

2695 Kyle Road,  
West Kelowna, BC

## PROPERTY DETAILS

- Rare 0.98 acre light industrial site with holding income.
- I1 Light Industrial zoning allows for multitude of uses.
- Well located just off of Highway 97, with Highway visible signage.



# FOR SALE

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\$2,600,000

## LIGHT INDUSTRIAL PROPERTY WITH HOLDING INCOME

2695 Kyle Road,  
West Kelowna, BC

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*HM Commercial Realty is pleased to present the opportunity to purchase a rare 0.98 acre light industrial parcel with holding income in the highly sought after West Kelowna industrial area.*

### HIGHLIGHTS

- Rare 0.98 acre light industrial site with holding income.
- Excellent opportunity for redevelopment in a highly sought after industrial area.
- I1 Light Industrial zoning allows for multitude of uses including production facilities, commercial storage, contractor services, heavy equipment sales, retail, service commercial, warehousing and more!
- Well located just off of Highway 97, this property is just 5 minutes from many local amenities like Walmart, grocery stores, liquor stores, pharmacies etc.
- Neighbouring strata projects on Kyle Road have recently completed and sold.



# PROPERTY DETAILS

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<b>CIVIC ADDRESS</b>	2695 Kyle Road, West Kelowna, BC, V1Z 2M9
<b>LEGAL DESCRIPTION</b>	LOT A DISTRICT LOT 2601 OSOYOOS DIVISION YALE DISTRICT PLAN KAP92364
<b>PID</b>	028-660-641
<b>BUILDING SIZE</b>	2,704 SF
<b>LAND AREA</b>	0.979 acres (42,689 SF)
<b>ZONING (CURRENT)</b>	I1 Light Industrial
<b>FUTURE LAND USE</b>	Commercial
<b>PROPERTY TAXES</b>	\$16,851.26 (2023)



# AERIAL MAP

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The subject property is well located in the West Kelowna industrial area. Just off of Highway 97, this property is just 5 minutes from many local amenities like Walmart, grocery stores, liquor stores, pharmacies and more!



# SITE PLAN

## SUBDIVISION PLAN OF LOT 2, DISTRICT LOT 2601, OSOYOOS DIVISION YALE DISTRICT, PLAN 33692 AND CLOSED ROAD

PLAN KAP

Deposited in the Land Title Office of Kamloops, B.C. this day of , 2011

BCGS 82E.083

The intended plot size of this plan is 558mm in width by 432mm in height (C size) when plotted at a scale of 1:500

(All distances are in metres)

LEGEND

Astronomic bearings are derived from Plan 33692

● Denotes standard iron post found

○ Denotes standard iron post set

OWNERS:

TOM ALLAN ZAGO

JENNIFER BLANEY ZAGO

WITNESS AS TO BOTH (PRINT NAME)

ADDRESS OCCUPATION

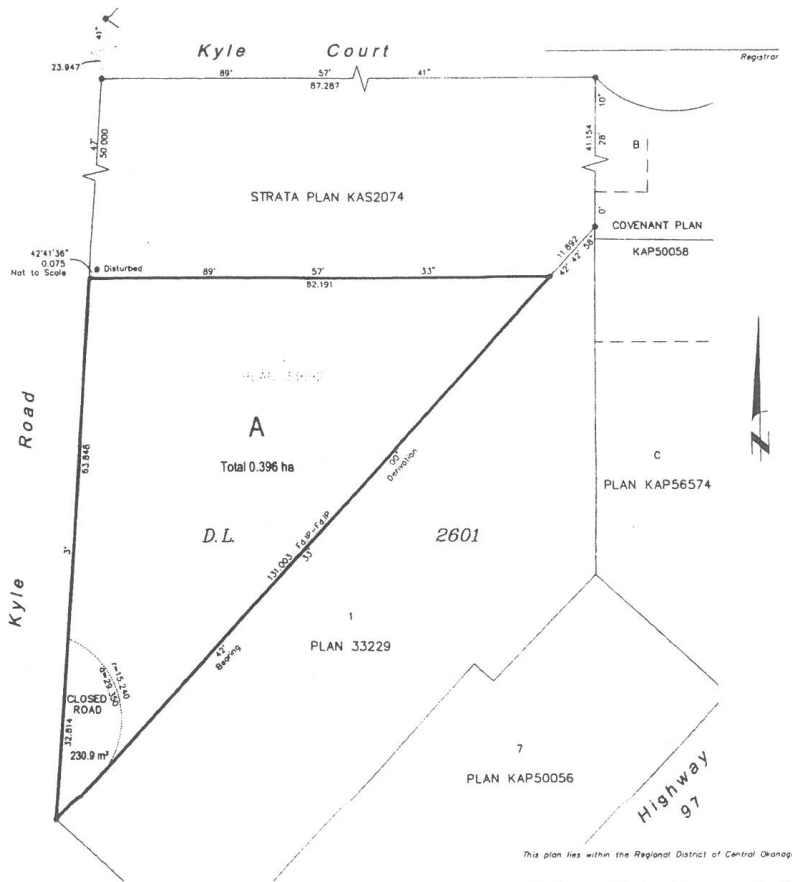
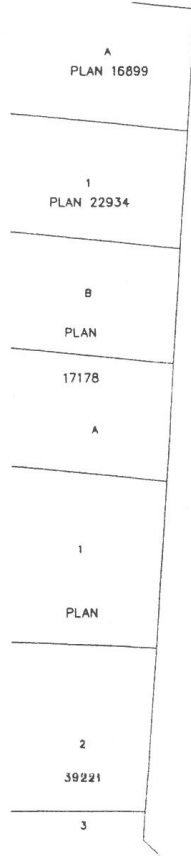
MORTGAGEE: BANK OF MONTREAL

AUTHORIZED SIGNATORY (PRINT NAME)

AUTHORIZED SIGNATORY (PRINT NAME)

WITNESS AS TO BOTH (PRINT NAME)

ADDRESS OCCUPATION



This plan lies within the Regional District of Central Okanagan

I, H.R. Runnalls, a British Columbia land surveyor, of the City of Kamloops, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 5th day of November, 1991

RUNNALLS DENBY

British Columbia land surveyors

259A Lawrence Avenue Phone: (250)783-7322  
Kamloops, B.C. Fax: (250)783-4413  
V1Y 6L2 Email: nrd@runnallsdenby.com

DWG No: 13314\_SUBD

FILE: 13314

Approved under the Land Title Act this day of , 2011

Approving Officer for the District of West Kelowna

Inspected under the Land Title Act this 31 day of January, 2011

Ned R. Denby B.C.L.S.

H.R. Runnalls B.C.L.S.





# ZONING

## 12.1. LIGHT INDUSTRIAL ZONE (I1)

### .1 Purpose

To accommodate light industrial uses and associated uses.

### .2 Principal Uses, Buildings and Structures

- |  |                                 |
|--|---------------------------------|
| (a) Auctioneering establishment              | (l) Heliport facility           |
| (b) Alcohol Production Facility              | (m) High technology industry    |
| (c) Bulk fuel depot                          | (n) Industry, general           |
| (d) Cannabis production facility             | (o) Kennels                     |
| (e) Commercial storage                       | (p) Office                      |
| (f) Contractor service                       | (q) Outdoor storage             |
| (g) Fire, police or ambulance service        | (r) Recreation services, indoor |
| (h) Food bank                                | (s) Restaurant                  |
| (i) Freight or distribution outlet           | (t) Retail, service commercial  |
| (j) Greenhouse or plant nursery              | (u) Utility service             |
| (k) Heavy equipment sales, rental and repair | (v) Veterinary clinic           |
|  | (w) Warehouse                   |

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

- (b) On Lot 1, Plan KAP51408, DL 506 (1352 Industrial Road): cannabis production facility in a multi-tenant building
- (c) On Plan KAS1290, DL 2683 (2322 Dominion Road): cannabis production facility in a multi-tenant building
- (d) On Lot 2 DL 506 ODYD Plan 18464 Except Plan H16956 (#104-1195 Industrial Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.80
- (e) On Lot 2 District Lot 506 Osoyoos Division Yale District Plan 18464 Except Plan H16956 (#105 and 106 - 1195 Industrial Road): Personal Service Establishment.

Bylaw No.  
265.07

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
(b)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	75%
(e)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		



# THE FINE PRINT

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# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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<b>CIVIC ADDRESS</b>	2695 Kyle Road, West Kelowna, BC, V1Z 2M9
<b>LEGAL DESCRIPTION</b>	LOT A DISTRICT LOT 2601 OSOYOOS DIVISION YALE DISTRICT PLAN KAP92364
<b>PID</b>	028-660-641

## Collectively referred to as the Property (the “Property”)

KERR PROPERTIES 002 LTD (“the “Owner”) is the Owner of the Property and has engaged Geoffrey Oliver 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.

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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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  
473 West Avenue, Kelowna, BC V1Y 1V9  
Tel: (250) 712-3130



# LEADERS IN COMMERCIAL REAL ESTATE

Unison

HM COMMERCIAL REALTY

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HMcommercial.com

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