



FOR SALE

2437 Main Street,
West Kelowna, BC

PROPERTY DETAILS

- Two (2) storey income producing commercial building in downtown West Kelowna
- Building is approximately 3,350 SF on a 0.14 acre lot
- Priced at a 5.70% cap rate

FOR SALE

\$1,400,000

5.70% Cap Rate

TWO STOREY INCOME PRODUCING BUILDING

2437 Main Street,
West Kelowna, BC

HM Commercial Realty is pleased to present the opportunity to purchase an income producing two storey commercial building in Downtown West Kelowna.

- Fully leased building with two main floor commercial tenants and 2 residential tenants.
- The ground floor units total 1,675 SF.
- The two residential units are a 2-bed/2-bath unit and a 1-bed/1 bath unit which total 1,675 SF on the second floor.
- Residential units have recently been painted, and the 1-bedroom unit has had new flooring installed.
- 8 parking spots at the rear of the building.
- High traffic location in West Kelowna's busiest retail corridor, seeing approximately 15,000 cars passing each day. High visibility with frontage on Main Street/Highway 97 and positioned just 2 blocks from the city's transit exchange centre.
- Building square footages are approximate and would require verification if important.
- C1 – Medium Density Commercial Zone with zoning allowing up to 19 storeys.
- Data room and leasing information available with signed NDA.



PROPERTY DETAILS



CIVIC ADDRESS	2437 Main Street, West Kelowna, BC
LEGAL DESCRIPTION	LOT 3 BLOCK 6 DISTRICT LOT 486 OSOYOOS DIVISION YALE DISTRICT PLAN 761
PID	005-028-621
# OF UNITS	4
LAND AREA	0.14 acres or 6,098 SF
ZONING (CURRENT)	C1, Medium Density Commercial Zone
FUTURE LAND USE	WUC-MUC, Westbank Urban Centre - Mixed Use Corridor
PROPERTY TAXES	\$6,546 (2022)

AERIAL MAP

High traffic location in West Kelowna's busiest retail corridor, seeing approximately 15,000 cars passing each day. High visibility with frontage on Main Street/Highway 97 and positioned just 2 blocks from the city's transit exchange centre, and steps from grocers, shopping, restaurants, and other amenities.

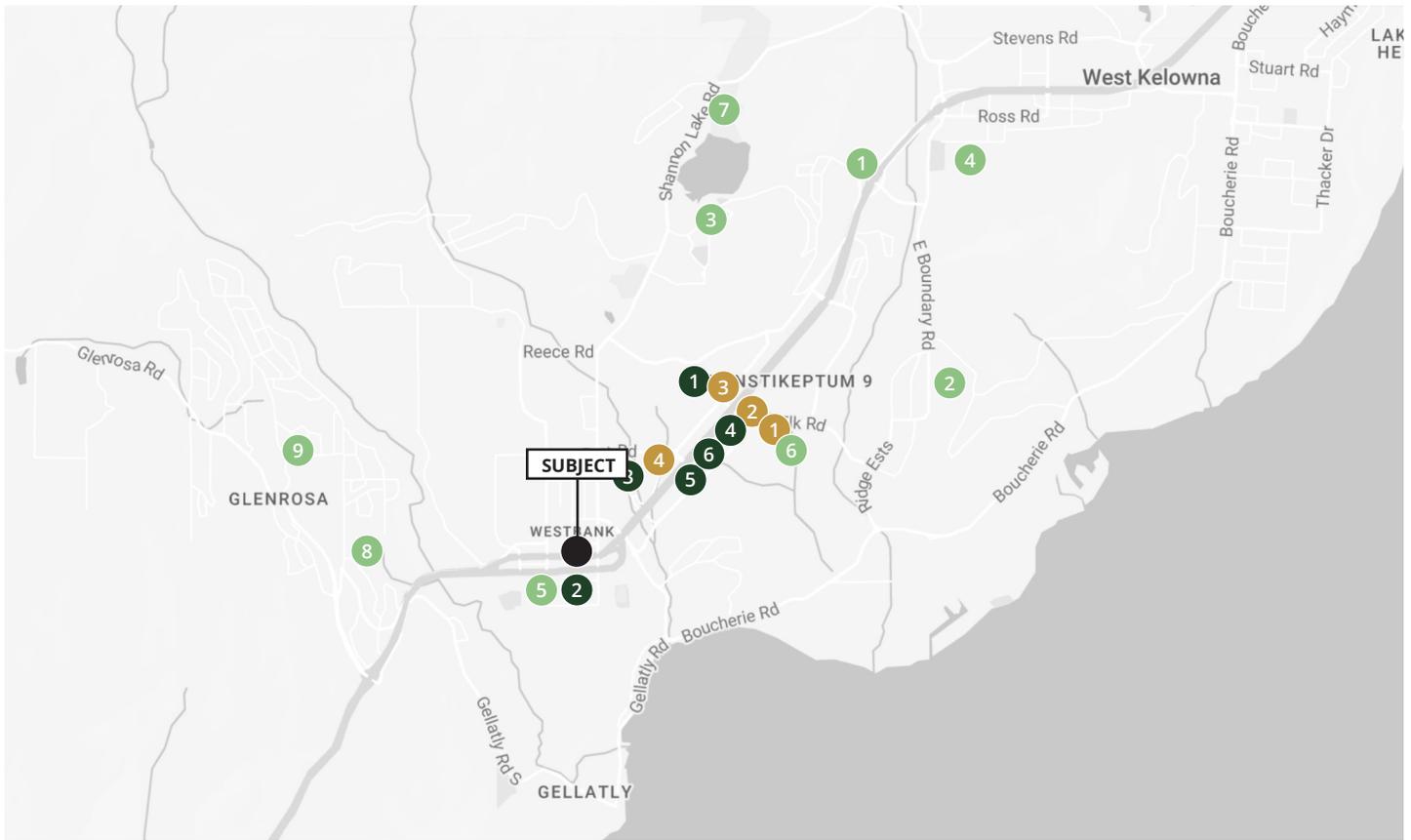












LOCATION MAP

CIVIC & RECREATION

1. Constable Neil Bruce Middle School
2. Chief Tomat Elementary
3. Shannon Lake Elementary
4. Mount Boucherie Secondary School
5. George Pringle Secondary School (U/C)
6. Two Eagles Golf Course
7. Shannon Lake Golf Course
8. Webber Road Elementary
9. Glenrosa Middle School

SHOPS & SERVICES

1. Walmart
2. Save-On Foods
3. Real Canadian Superstore
4. Home Depot
5. Winners
6. Canadian Tire

RESTAURANTS & BREWERIES

1. 19 Okanagan Grill & Bar
2. Kelly O'Bryan's
3. Starbucks
4. Original Joes

ABOUT THE COMMUNITY

West Kelowna is a thriving city that has a rural sophistication appeal and is a haven for outdoor recreation. Sun-soaked lakeshores, agricultural charm, and access to urban jobs and living have made West Kelowna the place to be.

West Kelowna has a diverse economy, which includes agriculture, construction, finance, food and retail services, light industry, lumber manufacturing, technology, tourism and world-renowned wineries.

West Kelowna features numerous advantages, including:

- » World renowned wineries and breweries
- » Many festivals and events year round
- » Numerous world class golf courses
- » Cross country skiing and snow shoeing
- » Four-hour drive to Vancouver
- » Beaches and boat launches
- » Numerous hiking trails





WEST KELOWNA & WFN

WEST KELOWNA & WFN CITY REPORT

Major Employers: Retail Trade, Healthcare & Social Assistance, and Construction

PROJECTED POPULATION

41,221

2023: 39,849

SF HOUSING \$

\$909,113

2023: \$953,541

INCOME

\$81,000

Median Household
Income After Tax

- **Location Description** | Located in the heart of Downtown West Kelowna along Main Street/Highway 97.
- **Proximity to Amenities** | Centrally located in the Downtown, just steps from multiple schools, grocers, shopping, restaurants, the transit exchange, and professional services.

ZONING

PART 11 – COMMERCIAL ZONES

11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.
154.36

.1 Purpose

To accommodate a mix of uses with active commercial frontages.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing
- (j) Education facility
- (k) Extended medical treatment facility
- (l) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery

ZONING

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 2, DL 486, ODYD, Plan 9660: allow the existing accessory building to be occupied as a dwelling.
- (b) On Lot 1, District Lot 5057, ODYD, Plan 41637: despite Section 11.1.6(c), permit apartments to exceed 40% of the Gross Floor Area of the first storey of a building located only at 2301 Carrington Road.
- (c) On Lot 28, DL 486, ODYD, Plan 19995 Except Plan 40663 (#14-2528 Main Street): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.77.
- (d) On Lot A, DL 468, ODYD, Plan KAP84320 (#101-3710 Hoskins Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.78.
- (e) On Lot A, DL 486, ODYD, Plan 36181 (2475 Dobbin Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.85.

Bylaw No. 154.63

Bylaw No. 154.77

Bylaw No. 154.78

Bylaw No. 154.85

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	5.0 m (16.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	With surface parking	2.35 FAR
.2	With non-surface parking	2.5 FAR
(d)	Maximum parcel coverage	100%
(e)	Maximum building height	15.0 m (49.2 ft) to a maximum of 4 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular

ZONING

		access from a highway other than a Provincial Highway.
.2	Rear parcel boundary	0.0 m (0.0 ft)
.3	Interior side parcel boundary	0.0 m (0.0 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway.
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

.6 Other Regulations

- (a) Despite Section 11.1.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 2.35 FAR may be increased by 0.15 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 2.5.
- (b) Density bonusing for Westbank Centre Plan Area (As defined in the 2011 Westbank Centre Revitalization Plan)
 - .1 Despite Section 11.1.5(c), the maximum density may be increased to 2.8 FAR if the owner of the land pays to the City of West Kelowna prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.

ZONING

- .2 Buildings that are being constructed at an FAR in excess of 2.5 in accordance with Section 11.1.6(b) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.

- (c) Apartment and Congregate Housing
 - .1 If apartments or congregate housing units are located on the first storey of a building, no more than 40% of the Gross Floor Area of that storey may be occupied by apartments or congregate housing units and no first storey apartments or congregate housing units shall face parcel boundaries along the following highways:
 - (a) Brown Road
 - (b) Dobbin Road
 - (c) Elliot Road
 - (d) Hoskins Road
 - (e) Main Street
 - (f) Old Okanagan Highway between Main Street and Dobbin Road
 - (g) Hebert Road between Main Street and Dobbin Road

THE FINE PRINT



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

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	2437 Main Street, West Kelowna, BC
LEGAL DESCRIPTION	LOT 3 BLOCK 6 DISTRICT LOT 486 OSOYOOS DIVISION YALE DISTRICT PLAN 761
PID	005-028-621

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

HELIX INTEGRATIVE HEALTH LTD. (“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.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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
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LEADERS IN COMMERCIAL REAL ESTATE



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