



FOR SALE

5834 & 5836 Beach Ave,
Peachland, BC

PROPERTY DETAILS

- Two, prime, retail/office strata units in the heart of Peachland, BC.
- 5834 Beach Avenue fully leased to long term tenants including chiropractor and clothing retail store.
- 5836 Beach Avenue operating as Ace Hardware, available for business sale.
- Available to purchase together or separately.

FOR SALE

5834: \$1,190,000

5836: \$989,000

RETAIL STRATA UNITS ALONG BEACH AVENUE

5834 & 5836 Beach Ave,
Peachland, BC

HM Commercial Realty is pleased to present the opportunity to purchase two, prime, retail/office strata units in the heart of Peachland, BC, along the coveted Beach Avenue. These strata units can be purchased together or separately.

HIGHLIGHTS

- Strategically situated in Peachland, a thriving waterfront community experiencing rapid growth and increasing demand for retail and office spaces.
- 5836 Beach Avenue is currently occupied by Ace Hardware, an owner operator business, which may be available for purchase.
- 5834 Beach Avenue is composed of four separate leases which include a chiropractor's office, clothing, retail and water supply company.
- Current C2 zoning supports a wide range of commercial uses, offering versatility for future business opportunities.
- Positioned to benefit from Peachland's Downtown Redevelopment Implementation Study (DRIS), presenting significant value-add potential for forward-thinking investors.
- Located within a vibrant community center and neighbouring residences, offering excellent visibility and foot traffic for retail success.
- Ideal for investors seeking secure, appreciating assets in a burgeoning market.
- Available to purchase together or separately.



PROPERTY DETAILS

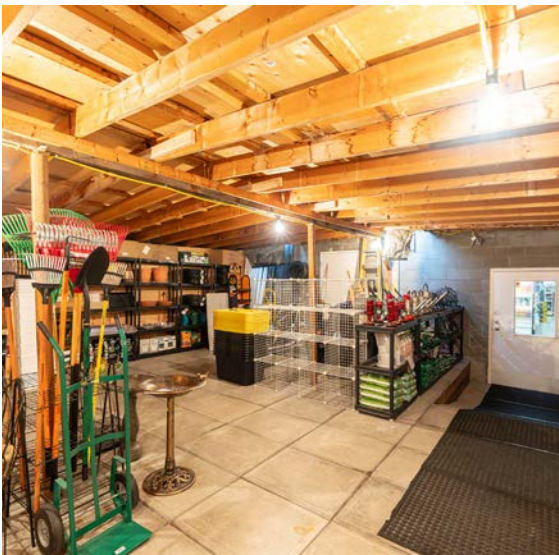


CIVIC ADDRESS	5836 Beach Ave, Peachland, BC	5834 Beach Ave, Peachland, BC
LEGAL DESCRIPTION	SL 1 DL 490 ODYD SP KAS1165	SL 2 DL 490 ODYD SP KAS1165
PID	018-040-152	018-040-161
BUILDING SIZE	1,950 SF	2,538 SF
ZONING (CURRENT)	C2 Core Commercial	C2 Core Commercial
FUTURE LAND USE	Commercial	Commercial
PROPERTY TAXES	\$8,261.14 (2023)	\$7,171.13 (2023)
LIST PRICE	\$989,000	\$1,190,000

AERIAL MAP

The subject properties are in a prime location just off Highway 97 in Peachland, perfectly positioned along the highly sought-after Beach Avenue and Lake Okanagan. Surrounded by restaurants and essential amenities, these units are nestled within a vibrant community hub, making them ideal for retail businesses looking to thrive in a high-traffic, desirable area.





5836 BEACH AVE

ZONING

C2 ZONE – Core Commercial



7.14 C2 ZONE – CORE COMMERCIAL

Intent: To provide a zone to accommodate comprehensively-designed commercial and mixed-use buildings, related amenity spaces and compatible uses on serviced urban lots. [Core commercial, including residential uses from 50 to 125 units per gross hectare (20 to 50 units per acre)].

Uses Permitted
Principal Uses

- .1 The following uses and no others are permitted in the C2 Zone:
- .1 Artisan Industrial
 - .2 Assembly Use
 - .3 Brewery, Distillery, or Meadery, and ancillary uses
 - .4 Cannabis Processing, Micro (excluding lots abutting Beach Avenue)
 - .5 Cannabis Processing, Standard (excluding lots abutting Beach Avenue)
 - .6 Care Facility, Congregate
 - .7 Care Facility, Extended
 - .8 Care Facility, Major and Minor
 - .9 Commercial Public Piazza
 - .10 Community Service
 - .11 Convenience Store
 - .12 Eating Establishment, excluding drive-thru restaurants
 - .13 Education Facility
 - .14 Entertainment Use, excluding arcades and adult entertainment
 - .15 Exhibition and Convention facility
 - .16 Financial Institution, excluding drive-thru banks
 - .17 Health Services
 - .18 High Technology Research and Product Design
 - .19 Hospital
 - .20 Liquor Sales, Primary
 - .21 Liquor Store
 - .22 Office
 - .23 Multiple-unit Residential Building
 - .24 Parking Facility
 - .25 Personal Service
 - .26 Public Building or Facility
 - .27 Non-Medicinal Cannabis Store
 - .28 Recreational Facility
 - .29 Retail Store, excluding Adult Entertainment
 - .30 Theatre
 - .31 Tourist Accommodation
 - .32 Winery or Cidery, and ancillary uses

ZONING

C2 ZONE – Core Commercial

District of Peachland

C2

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the C2 Zone:
- .1 Agriculture, Urban
 - .2 Cannabis Testing and Research
 - .3 Medicinal Cannabis Dispensary
 - .4 Temporary Market and Vendors

Lot Area

- .3 The minimum lot area is 600 m² (0.15 ac).

Lot Dimensions

- .4 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.4 ft)

Density

- .5 The maximum floor area ratio shall be 1.1 FAR provided that not more than 67% of the developed floor area may be used for multiple-unit residential or care facility.
- .6 Notwithstanding s. 7.14.5, pursuant to s. 482 of the *Local Government Act*, the maximum floor area ratio may be increased to 4.0 FAR if the owner of the land proposed to be developed pays to the District prior to the time of building permit issuance \$1,877 per additional unit [beyond the number of units that would be permitted under the base density] as a community amenity contribution.

Lot Coverage

- .7 Maximum lot coverage is 100%.

Setback Requirements

- .8 Minimum setback requirements are as follows for the first and second storeys of all buildings and structures:

Front yard	0.0 m
Rear yard (no lane)	0.0 m
Interior side yard	0.0 m
Exterior side yard	0.0 m

ZONING

C2 ZONE – Core Commercial

District of Peachland

C2

- .9 Minimum setback requirements are as follows for all storeys above the second storey for all buildings and structures:

Front yard	3.0 m (9.8 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

- .10 For portions of a parking facility with lane access that do not project more than 2.0 m (6.6 ft) above natural grade, the rear yard setback is 1.5 m (4.9 ft).
- .11 Where a lot line abuts a lower density residential use, a minimum setback of 3.0 m (9.8 ft) is required.

Height

- .12 Maximum building heights are as follows:

Principal building	16.8 m (55.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

- .13 Dwellings shall be located above the second storey except along exterior side lot lines where dwelling units may be located on the ground floor or above the first storey.
- .14 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.
- .15 Office uses shall be located above the first storey.
- .16 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- .17 Childcare centres shall be located on the lot such that the facility:
- Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and
 - Has direct access to an open space and play area on the subject lot.
- .18 All parking required to service development undertaken after adoption of this bylaw must be provided within structural parking facilities.
- .19 Parking structures must be screened from view from the street.

THE FINE PRINT



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NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	5834 Beach Ave, Peachland, BC	5836 Beach Ave, Peachland, BC
LEGAL DESCRIPTION	SL 2 DL 490 ODYD SP KAS1165	SL 1 DL 490 ODYD SP KAS1165
PID	018-040-161	018-040-152

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

PENTOWNA DEVELOPMENTS LTD & JOWARD HOLDINGS LTD (“the “Owners”) is the Owners 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 Owners 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 Owners, 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 Owners and Broker.

The Owners 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 Owners, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owners 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 Owners 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 Owners.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owners 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 Owners’ request.
5. Unless with the written approval of the Owners, you agree not to solicit any of the Owners’ 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 Owners 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
Unison HM Commercial Realty
100-730 Vaughan Ave, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130



LEADERS IN COMMERCIAL REAL ESTATE



HM COMMERCIAL REALTY

250-712-3130
info@hmcommercial.com
HMcommercial.com

100 - 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

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