

**REMAX**  
COMMERCIAL®

**FOR SALE**  
**FULLY LEASED INVESTMENT PROPERTY**  
1953-1955 Baron Road, Kelowna, BC



**Kris McLaughlin** Personal Real Estate Corporation  
kris@commercialbc.com  
250.870.2165

**REMAX Commercial - REMAX Kelowna**  
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

## Property Details

**Civic Address:**

1953-1955 Baron Road, Kelowna, BC

**Legal Description:**

Lot 2, Plan KAP58763, District Lot 532, ODYD

**PID:**

023-716-819

**Location:**

Located mid-block on the south side of Baron Road between Leckie Road and Banks Road

**Lot Size:**

1.191 Acres (±51,836 SF)

**Building Size:**

±14,966 SF

**Number of Tenants:**

3

**Zoning:**

C2 - Vehicle Oriented Commercial

**BC Assessment (2025):**

\$5,696,000

**Property Taxes (2025):**

\$58,869.27

**List Price:**

\$5,850,000 + GST

## Fully Tenanted, Stand-Alone Commercial Building Located Near Orchard Park Mall and Costco

**Opportunity:**

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding investment opportunity to acquire a revenue generating, fully leased commercial building in Central Kelowna, one block south of Harvey Avenue.

**Features:**

- ▶ Property is irregularly shaped and totals 1.191 acres or approximately 51,836 SF
- ▶ Distinctive commercial building of ±14,966 SF and comprised of 3 retail type units that are leased to high profile, long term tenants
- ▶ Each of the units has a mezzanine level, although only one is finished with offices. Ceiling heights throughout are up to 26 feet with mezzanine levels being 8 feet
- ▶ To the rear of the building, there are 4 overhead doors all with grade level access
- ▶ The site is fully paved with an open common parking area at the front of the building, along with additional parking to the rear of the building. There is also a fenced area creating secure yard space at the rear
- ▶ Outstanding fascia signage opportunities as well as on the highly visible complex pylon sign along Baron Road
- ▶ Located just next to the Midtown Urban Centre in proximity to Orchard Park Mall, Central Park Shopping Centre, Dilworth Shopping Centre, Costco, Walmart, Home Depot, and other neighbouring commercial businesses including grocery stores, coffee shops, restaurants, gas stations, specialty businesses, banks, pharmacies and more
- ▶ This is a turn-key commercial investment opportunity with secure cash flow from high quality tenants
- ▶ Financial information available with a signed CA
- ▶ For more information or to arrange a tour of this outstanding commercial property contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)

# FOR SALE: 1953-1955 Baron Road, Kelowna, BC

## Neighbourhood Map



**Site Plan**

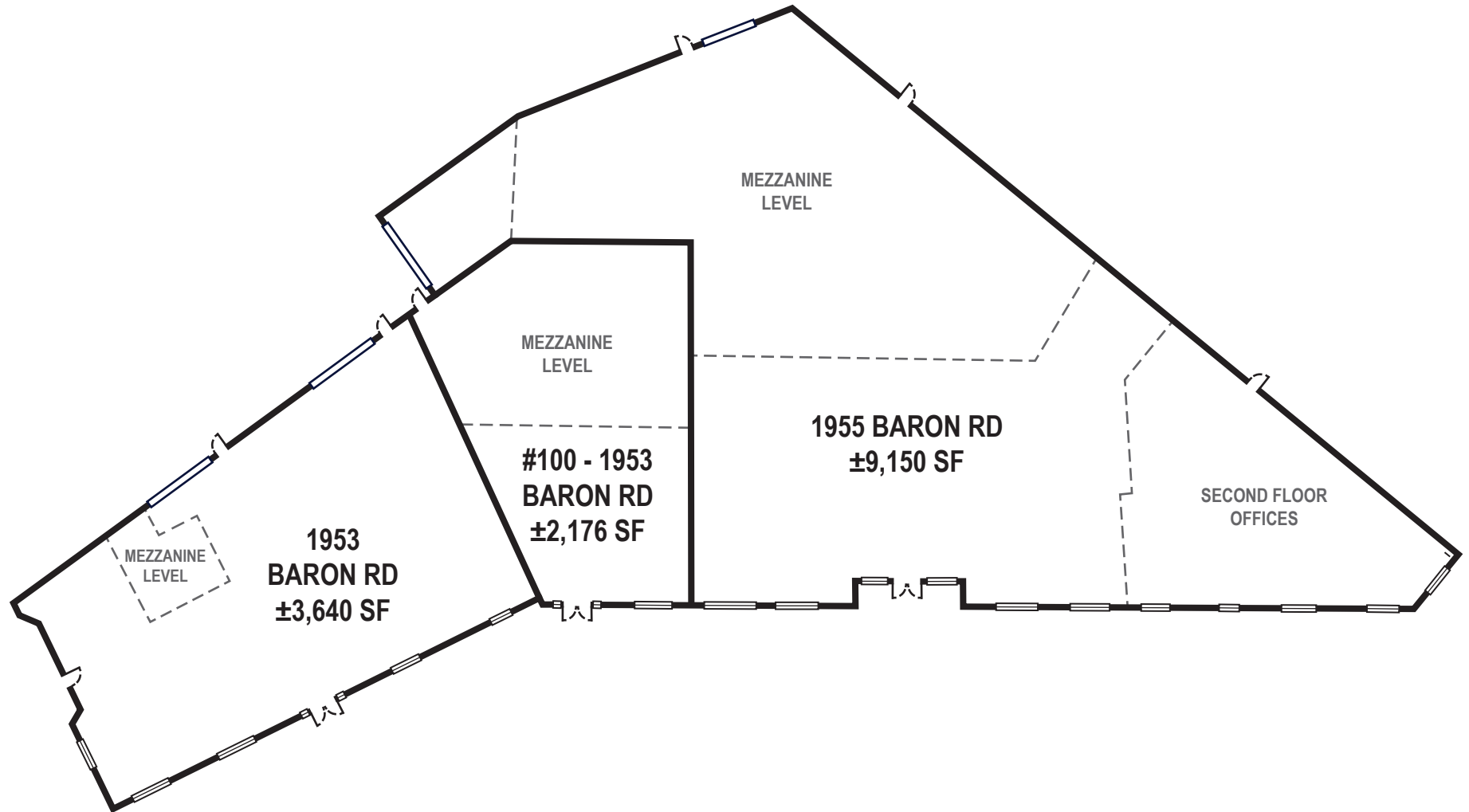


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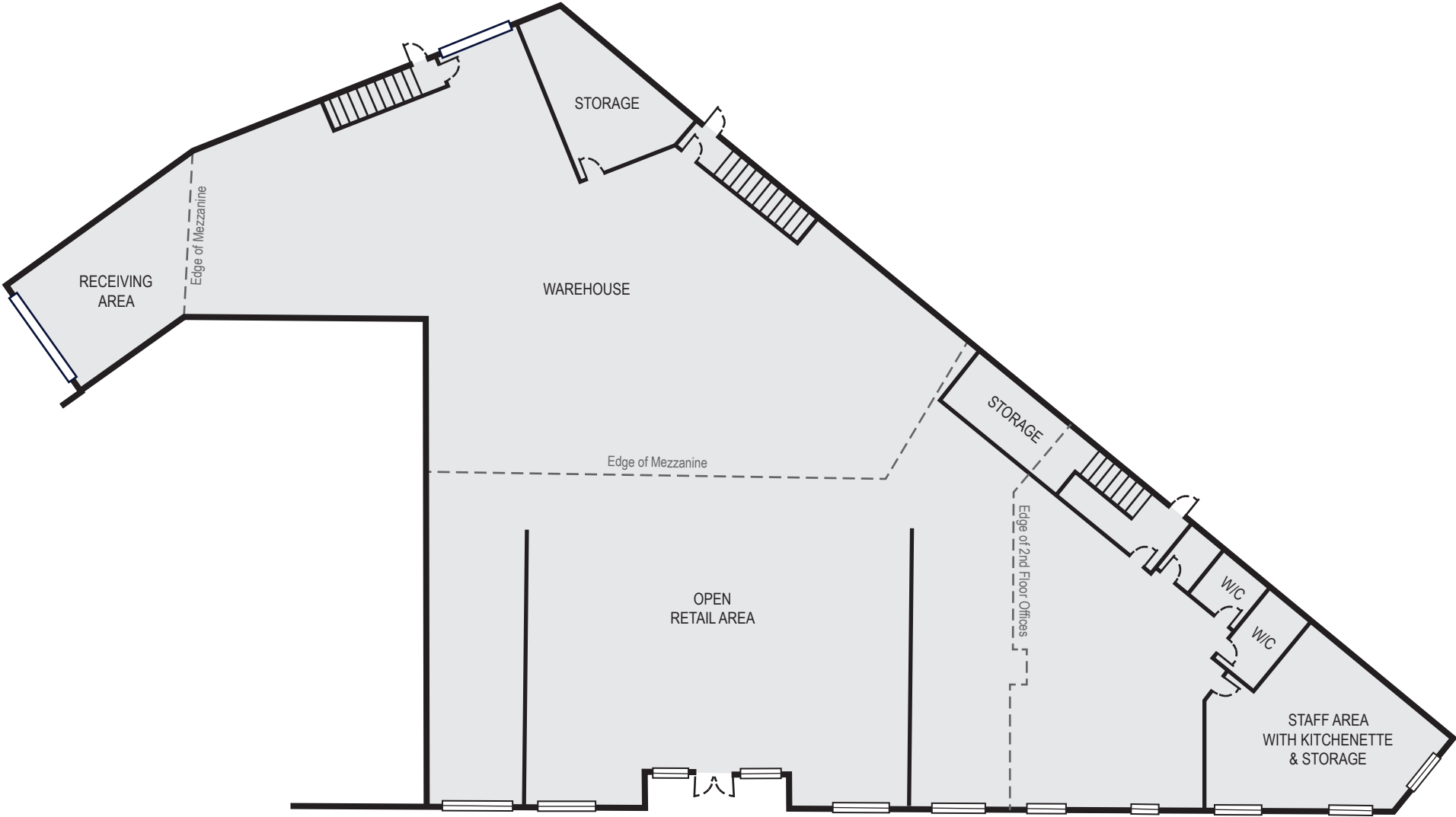
### Exterior Photos



**Unit Subdivision**

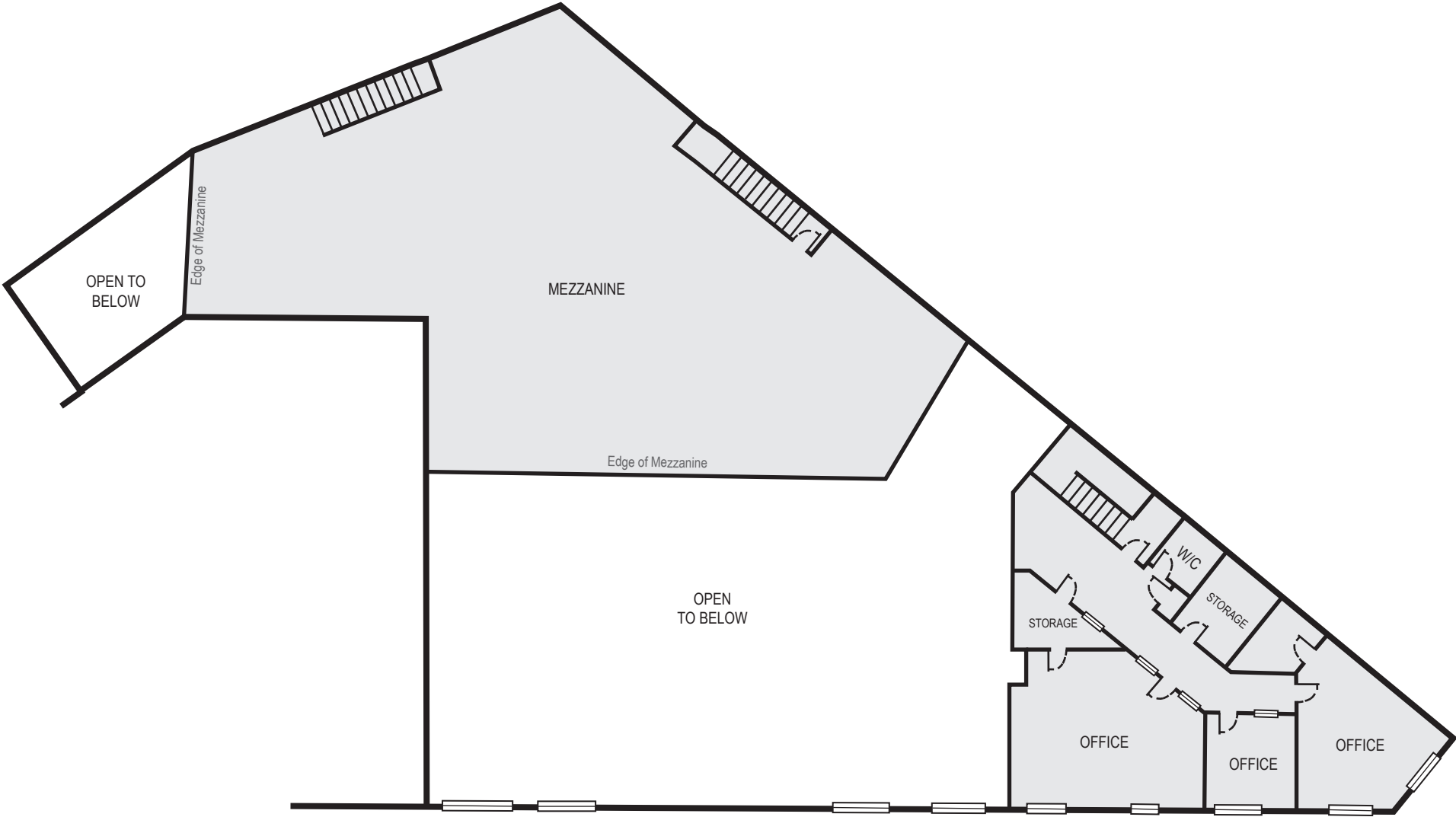


**1955 Baron Road - Main Floor**



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

**1955 Baron Road - Mezzanine**



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

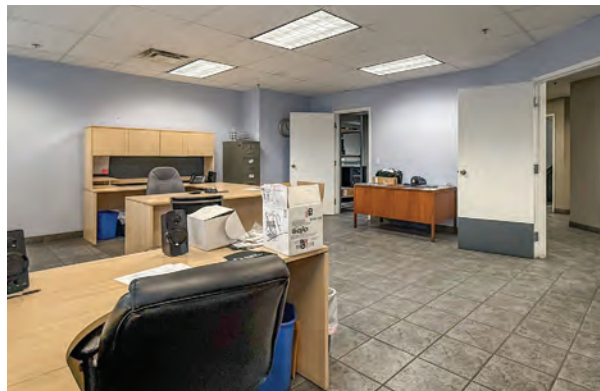
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### Interior Photos of 1955 Baron Road

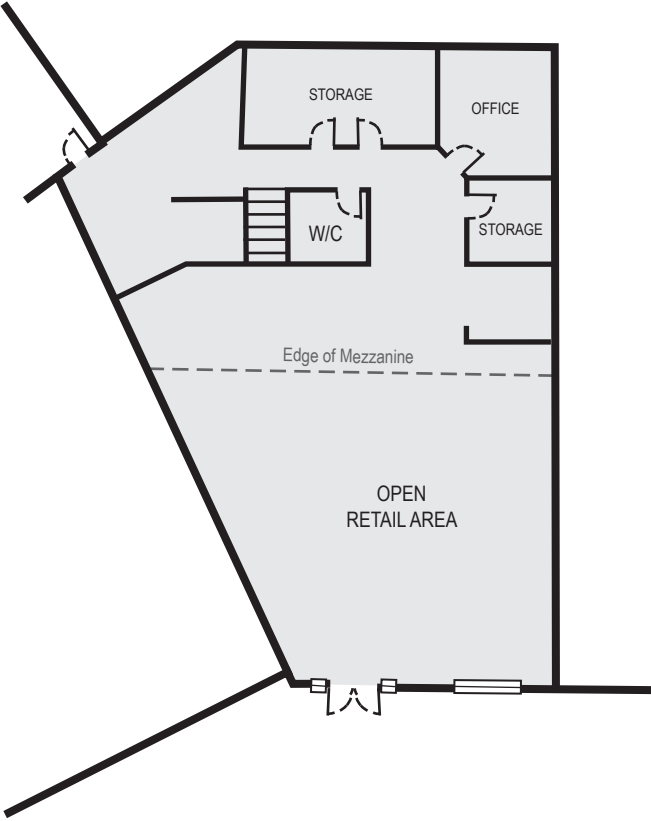


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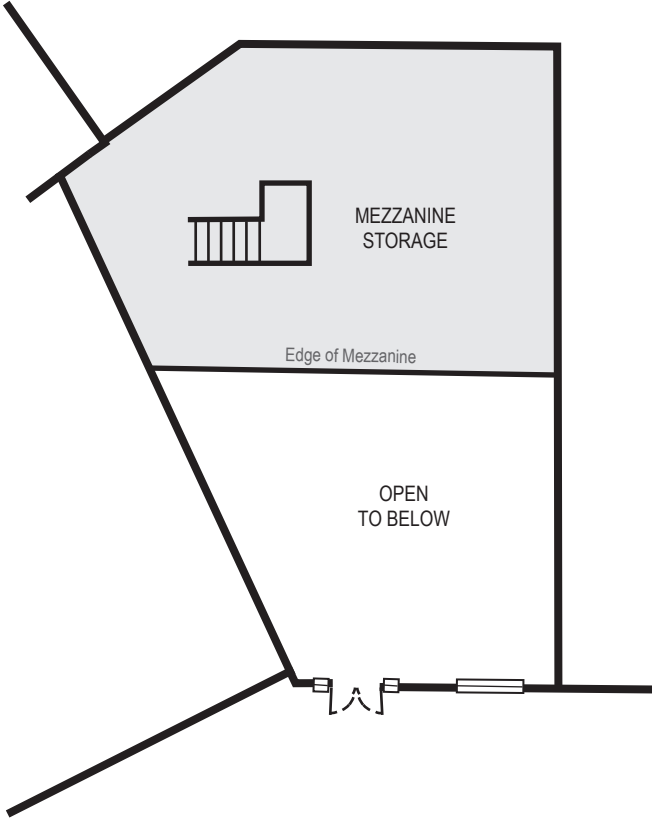
## Interior Photos of 1955 Baron Road



**#100 - 1953 Baron Road**



**Main Floor**



**Mezzanine**

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## Interior Photos of #100-1953 Baron Road



**FOR SALE: 1953-1955 Baron Road, Kelowna, BC**

## Interior Photos of #100-1953 Baron Road



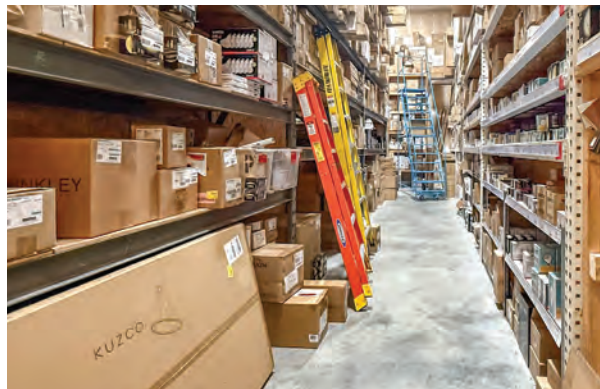
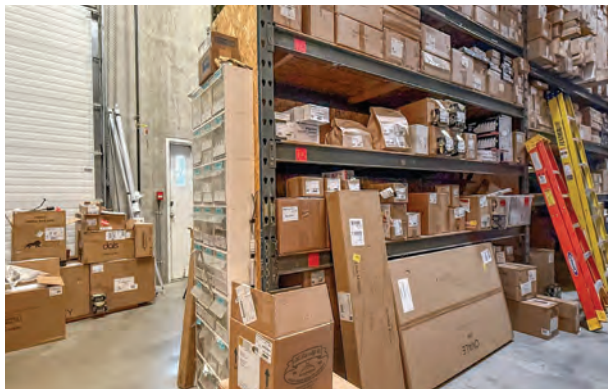
**1953 Baron Road**



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

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## Interior Photos of 1953 Baron Road



## **Zoning Bylaw**

### **C2 – Vehicle Oriented Commercial (excerpt from Zoning Bylaw No. 12375)**

#### **Section 14.2 – Commercial Zone Purposes**

The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors.

#### **14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones**

##### **The principal uses in this zone are:**

Alcohol Production Facilities  
Animal Clinics, Major  
Animal Clinics, Minor  
Apartment Housing (limited to upper floors)  
Auctioneering Establishments  
Automotive & Equipment  
Child Care Centre, Major  
Commercial Storage  
Cultural and Recreation Services  
Education Services  
Emergency and Protective Services  
Fleet Services  
Food Primary Establishment  
Greenhouses and Plant Nurseries  
Health Services  
Hotels/Motels  
Liquor Primary Establishment  
Non-Accessory Parking  
Offices (limited to upper floors)  
Participant Recreation Services, Indoor  
Personal Service Establishment  
Professional Services

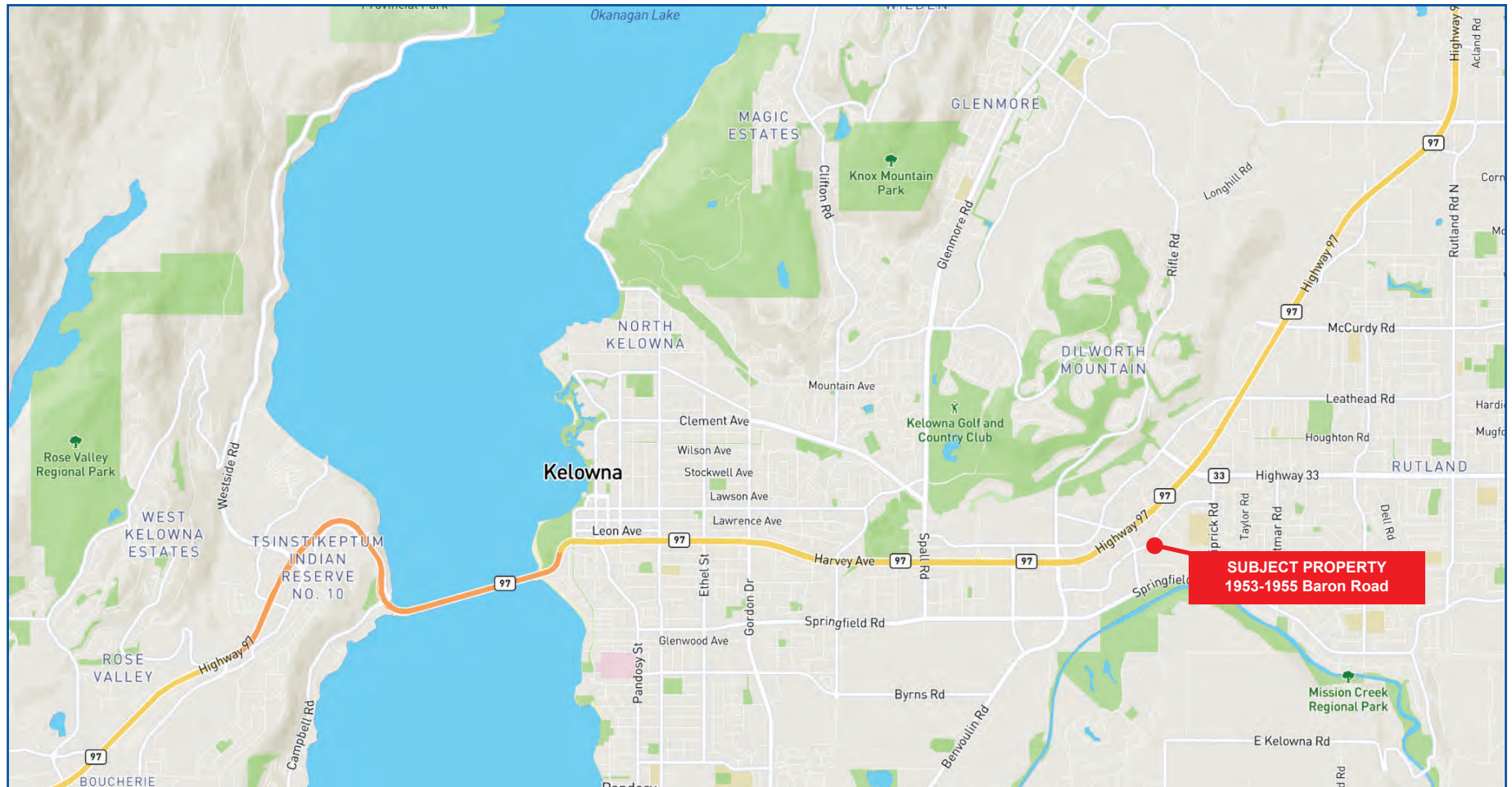
Recycling Drop-Offs  
Religious Assemblies  
Retail  
Temporary Shelter Services  
Warehousing

##### **The secondary uses in this zone are:**

Accessory Buildings or Structures  
Agricultural, Urban  
Child Care Centre, Minor  
Residential Security / Operator Unit

E&OE: This information derived from the City of Kelowna - Zoning Bylaw No. 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw No. 12375 on the City of Kelowna's website.

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# CONFIDENTIALITY AGREEMENT: 1953-1955 Baron Road, Kelowna, BC

## 1953-1955 Baron Road, Kelowna, BC

We, \_\_\_\_\_ (the "Purchaser"), have requested from the Vendor and Kris McLaughlin Personal Real Estate Corporation as part of REMAX Commercial and REMAX Kelowna (the "Agent") confidential information relating to the Property.

For good and valuable consideration provided by the Vendor and the Agent, the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Property from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written or electronic form) relating to the Vendor or the Property that is not publicly available and all analyses, summaries, compilations, data, notes, studies and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives which constitute a breach of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, including any real estate brokers other than the Agent, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that any Confidential Information has been made available to us, that this Agreement has been entered into, that discussions or negotiations are taking place concerning the Property or the Proposed Transaction, or any of the terms, conditions or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information. We further agree not to make copies of the Confidential Information, without the Vendor's prior written consent. We also agree that we and

our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor or any tenant of the Vendor.

We agree that (i) all information with respect to the Property being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent, and (ii) we and our Representatives are bound by such provisions.

We agree to indemnify and save harmless the Vendor, any tenant of the Property and the Agent from all claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity.

This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/or related Persons and shall be governed by the laws of British Columbia.

DATED \_\_\_\_\_

\_\_\_\_\_  
[PURCHASER - SIGNATURE]

Name: \_\_\_\_\_

We have authority to bind the Purchaser.

\_\_\_\_\_  
[REPRESENTATIVE - SIGNATURE]

Name: \_\_\_\_\_

We have authority to bind the Representative.