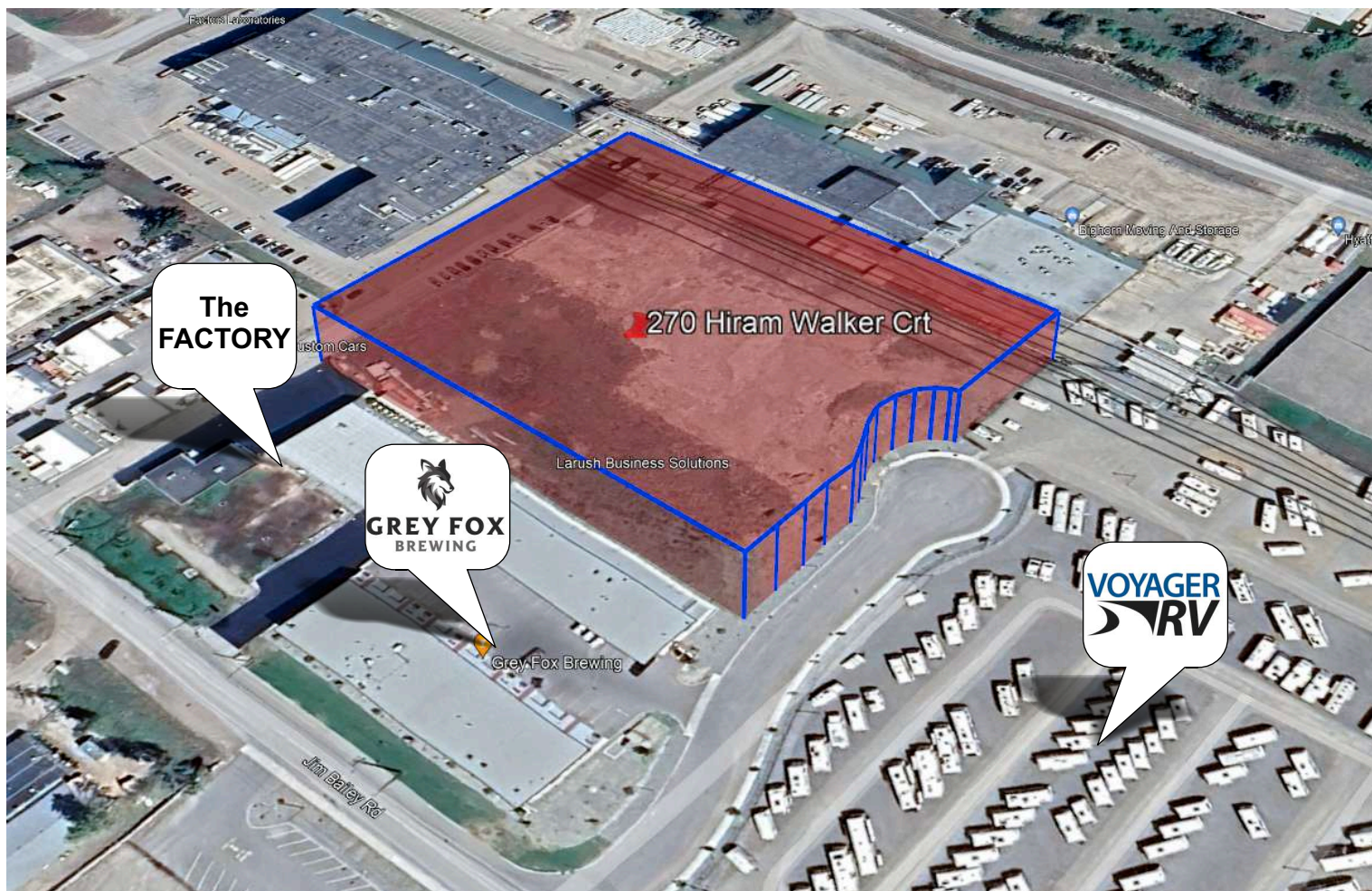


FOR SALE

Prime Industrial

Ideal Location for Industrial Development



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

270 Hiram Walker Court, Kelowna, BC

Prime vacant 3.98-acre industrial parcel located in the area referred to as the Hiram Walker Industrial Park, Kelowna BC. Situated at the end of a short cul-de-sac providing easy and unobstructed access. The site is flat with all services at lot line. Development guidelines are included in the zoning bylaws, attached.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688
RobArchibald@shaw.ca
KelownaCommercial.ca

ROYAL LEPAGE
COMMERCIAL

Independently Owned & Operated

ROYAL LEPAGE
KELOWNA

1-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

CIVIC DESCRIPTION

270 Hiram Walker Court, Kelowna, BC
Plan: EPP98124, Lot: 3 Section: 2
PID# 031-077-757

PROPERTY DETAILS

3.98 Acre parcel - 173,368.80 sq ft
Level grade with all utility services to lot line
Cul-de-sac with unobstructed access, via Beaver Lake Road interchange

KEY FEATURES

- Zoned I2 - General Industrial
- 10 Minutes to YLW (Kelowna International Airport)
- 3 Minutes to Lake Country business district, amenities and shopping (grocery, dining, coffee, automotive, hotels, wineries, residential)
- Central between Kelowna and Vernon via Hwy 97
- Future access via Commonwealth Road will greatly benefit the property

OFFER

Purchase price.

\$7,250,000



For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

KelownaCommercial.ca

ROYAL LEPAGE
COMMERCIAL

Independently Owned & Operated

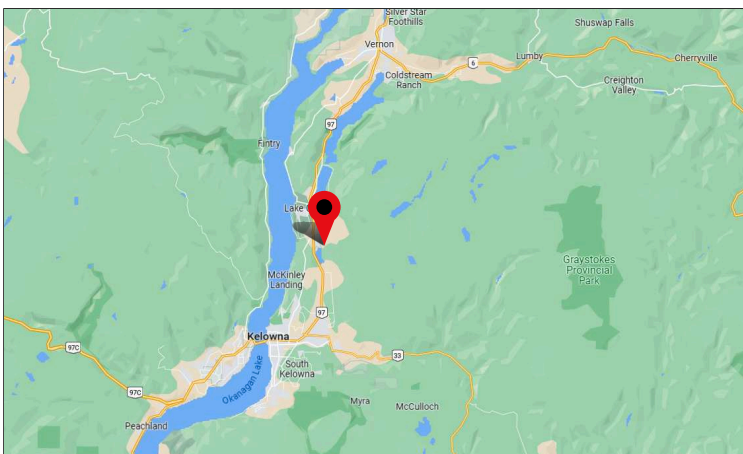
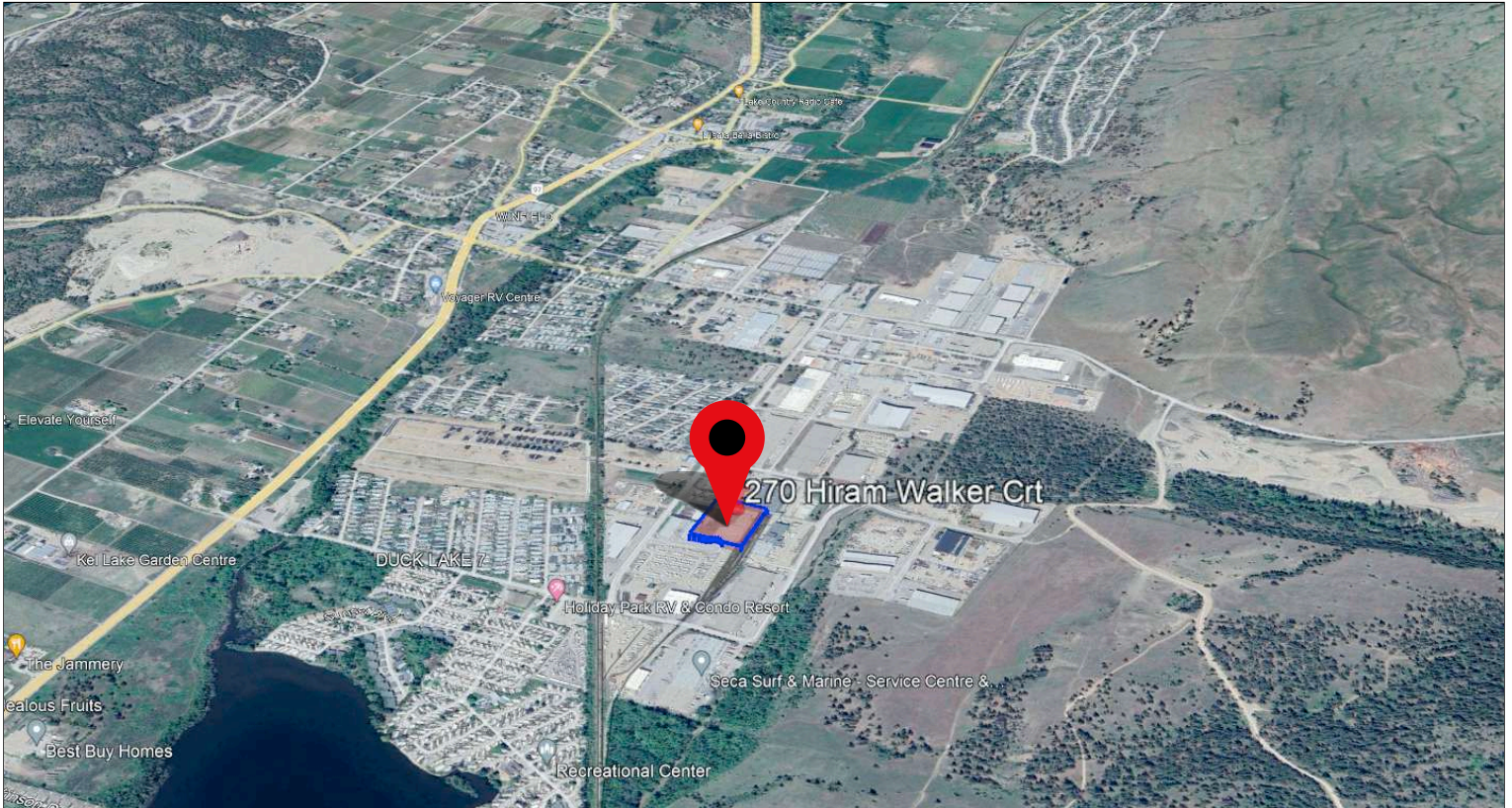
ROYAL LEPAGE
KELOWNA

I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

LOCATION

Situated in a growing, industrial hub, with complementing businesses throughout the area, providing an excellent mix of industry suppliers.



For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

KelownaCommercial.ca

ROYAL LEPAGE
COMMERCIAL

Independently Owned & Operated

ROYAL LEPAGE

KELOWNA

1-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

MUNICIPAL ZONING I2: General Industrial

Zoning Bylaw No. 12375

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

Uses	Section 14.9 – Principal and Secondary Land Uses																					
	Zones																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
1 Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2 Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	n/a	n/a
3 Alcohol Production Facilities	-	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	-	-	-	-	-	-	-	-	-	-
4 Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
5 Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
6 Apartment Housing	p ⁴	p ⁴	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-
7 Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
8 Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
9 Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
10 Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11 Boat Storage	-	-	-	S ¹³	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
12 Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
13 Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
14 Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
15 Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	S	-	S	S	P	-	-
16 Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
17 Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
18 Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
19 Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	-
20 Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
21 Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	p ²	P
22 Drive Throughs	-	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	-	-	-	-	-	-	-	-	-	-	-	-	-

Page 150

Section 14 – Core Area and Other Zones

Agriculture & Rural Zones		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones										Core Area and Other Zones				
Uses	All Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit kelowna.ca



For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688
 RobArchibald@shaw.ca
 KelownaCommercial.ca

Independently Owned & Operated

ROYAL LEPAGE
KELOWNA
 I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Zoning Bylaw No. 12375

Section 14.9 – Principal and Secondary Land Uses																						
Uses	Zones																					
	(‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23 Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	-	S	S	P	-
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27 Food Primary Establishment	P ⁵	P	P	P	P	P	P	P	P	P ⁶	P ⁶	-	-	P	-	P	-	S	S ⁷	S ⁸	-	S ⁹
28 Gaming Facilities	-	-	-	-	P ⁸	P ⁸	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Gas Bar	P ¹²	P ¹²	-	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	-	P ¹²	-	-	-	-	-	-	-	-	-	-	-
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S ³	-	P	-	-
34 Home-Based Business, Major	-	-	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	-	-	-	-	-	-	-	-	-	-	S ¹⁰	-	-
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Liquor Primary Establishment	P ^{4,5}	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁵	P ⁵	-	-	S ⁴	-	S ⁴	-	S ⁴	-	-	-	S ^{4,5}
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44 Offices	P ⁶	P ⁶	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46 Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-

Page 151

Section 14 – Core Area and Other Zones

Agriculture and Rural Zones		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones						Multi-Dwelling Zones			Core Area and Other Zones			
Uses	All Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	

For more information, visit kelowna.ca



For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688
 RobArchibald@shaw.ca
 KelownaCommercial.ca

Independently Owned & Operated

ROYAL LEPAGE
KELOWNA
 I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Zoning Bylaw No. 12375

Section 14.9 – Principal and Secondary Land Uses																						
Uses	Zones																					
	(‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
53 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
54 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
57 Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S ³	S	S ⁵	-	S ⁴
58 Retail Cannabis Sales	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	S ³	S ³	-	-	-	-	-	-	-	-	-	-	-
59 Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
60 Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
61 Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
62 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-	-
63 Stacked Townhouses	-	-	P	P	p ^{.11}	p ^{.11}	p ^{.11}	p ^{.11}	p ^{.11}	-	-	-	-	-	-	-	-	-	-	-	P	-
64 Townhouses	-	-	P	P	p ^{.11}	p ^{.11}	p ^{.11}	p ^{.11}	p ^{.11}	-	-	-	-	-	-	-	-	-	-	-	P	-
65 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-
66 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
67 Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
68 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Page 152

Section 14 – Core Area and Other Zones

Agriculture & Rural Zones		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones						Multi-Dwelling Zones			Core Area and Other Zones					
Uses	All Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit kelowna.ca



For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688
 RobArchibald@shaw.ca
 KelownaCommercial.ca

Independently Owned & Operated

ROYAL LEPAGE
KELOWNA
 I-1890 Cooper Road Kelowna, BC V1Y 8B7