

FOR SUBLEASE

OFFICE SPACE WITH WAREHOUSE

201A - 184 Adams Road
Kelowna, BC



Nicola Austin

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Property Details

Civic Address:

201A - 184 Adams Road, Kelowna, BC

Legal Description:

Strata Lot 8, Plan KAS3239, Section 2, Township 23, ODYD together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Location:

Located on the west side of Adams Rd, one block north of the intersection of Adams Rd and Sexsmith Rd in the Reid's Corner area of Kelowna

Unit Size:

±7,306 SF includes 2nd floor office space and main floor warehouse with mezzanine

Parking:

8 on-site parking stalls available

Zoning:

I2 - General Industrial

Sublease Rate:

\$14/SF + \$4.88/SF additional rents (estimated for 2024) & applicable taxes

Sublease Term:

Sublease term ends Dec 31, 2027 with the potential for a longer term - contact listing agent for more information

Versatile Commercial Space Includes Second Floor Office Space and Warehouse with Mezzanine Level

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents an opportunity to sublease an flexible commercial unit with offices and warehouse space in the Reid's Corner area of Kelowna.

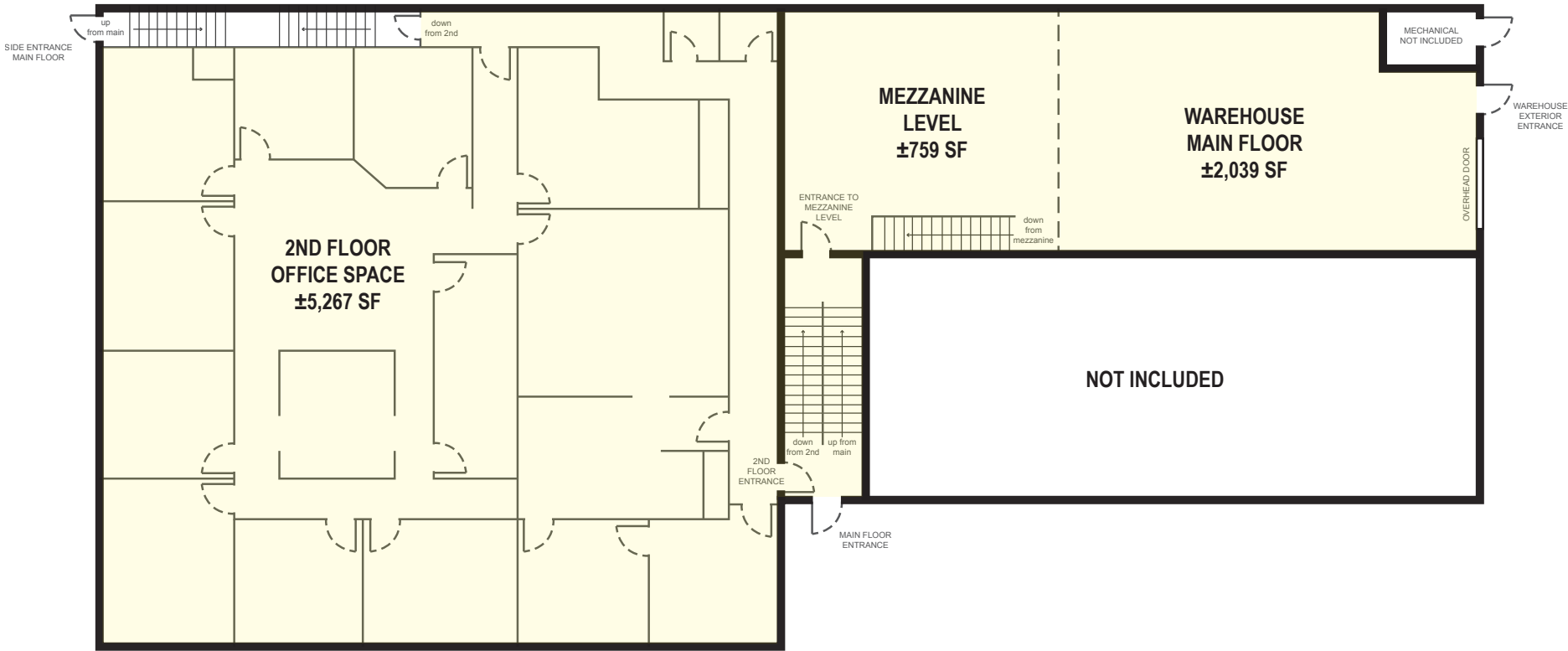
Features:

Centrally located commercial unit, just west of the major intersection of Sexsmith Road and Highway 97.

- ▶ Unit totals ±7,306 SF and includes ±5,267 SF of 2nd floor office space and ±2,039 SF of main floor warehouse space with a bonus ±759 SF mezzanine/storage area
- ▶ Fully finished 2nd floor consists of 10 private offices, large open work area, kitchenette/lunchroom, private washrooms, and ample area for storage
- ▶ Warehouse is equipped with 18' ceilings, single grade-level loading bay with a 10' x 12' overhead door, 200-amp single phase power and contains a storage room, utility room, washroom and walk-up mezzanine/storage level
- ▶ For more information or to arrange a tour of this commercial unit with both offices and warehouse space contact Nicola Austin at 250 863 6979 or at nicola.austin@remax.net



2nd Floor Office Space



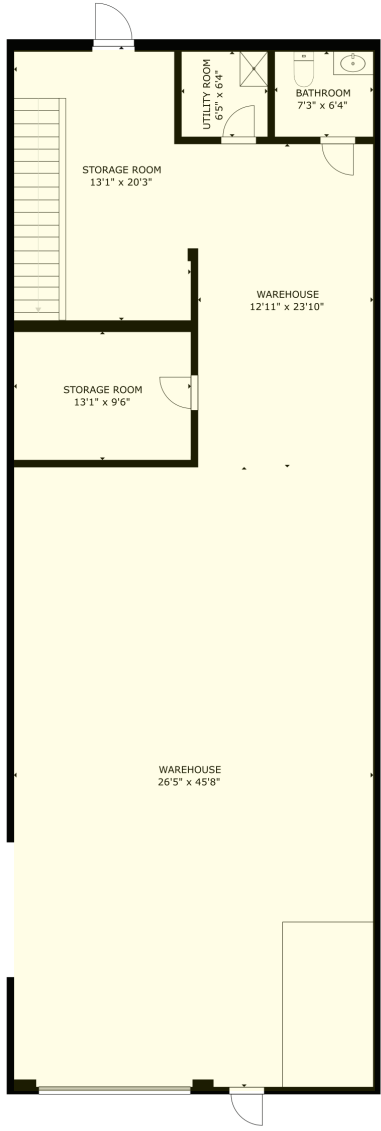
Note: Floor plan has been derived, are approximate and may not be to scale. If important, information and configuration should be verified.

2nd Floor Office Space

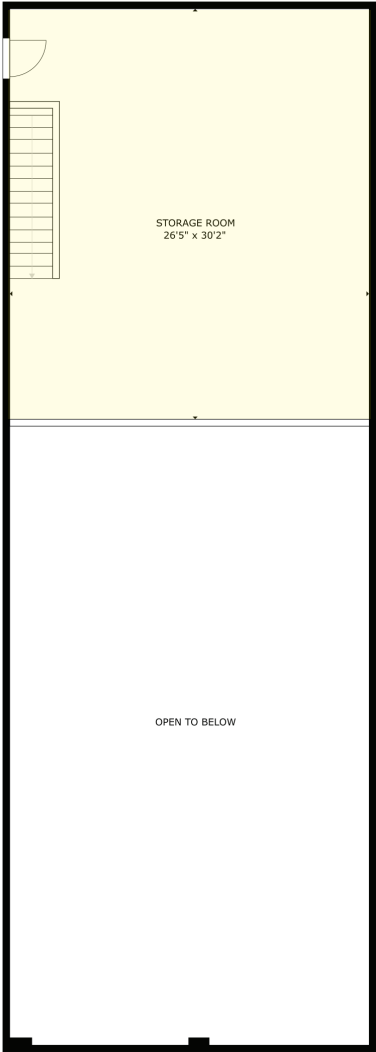


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Warehouse & Mezzanine Levels



Main Floor



Mezzanine

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Interior Photos



Warehouse Photos



Exterior Photos



I2 Zoning Information

I2 – General Industrial (excerpt from Zoning Bylaw No. 12375) I2rcs – General Industrial (Retail Cannabis Sales)

1. Section 14.4 – Industrial Zone Purposes

The purpose is to provide a zone for general industrial uses.

2. 14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

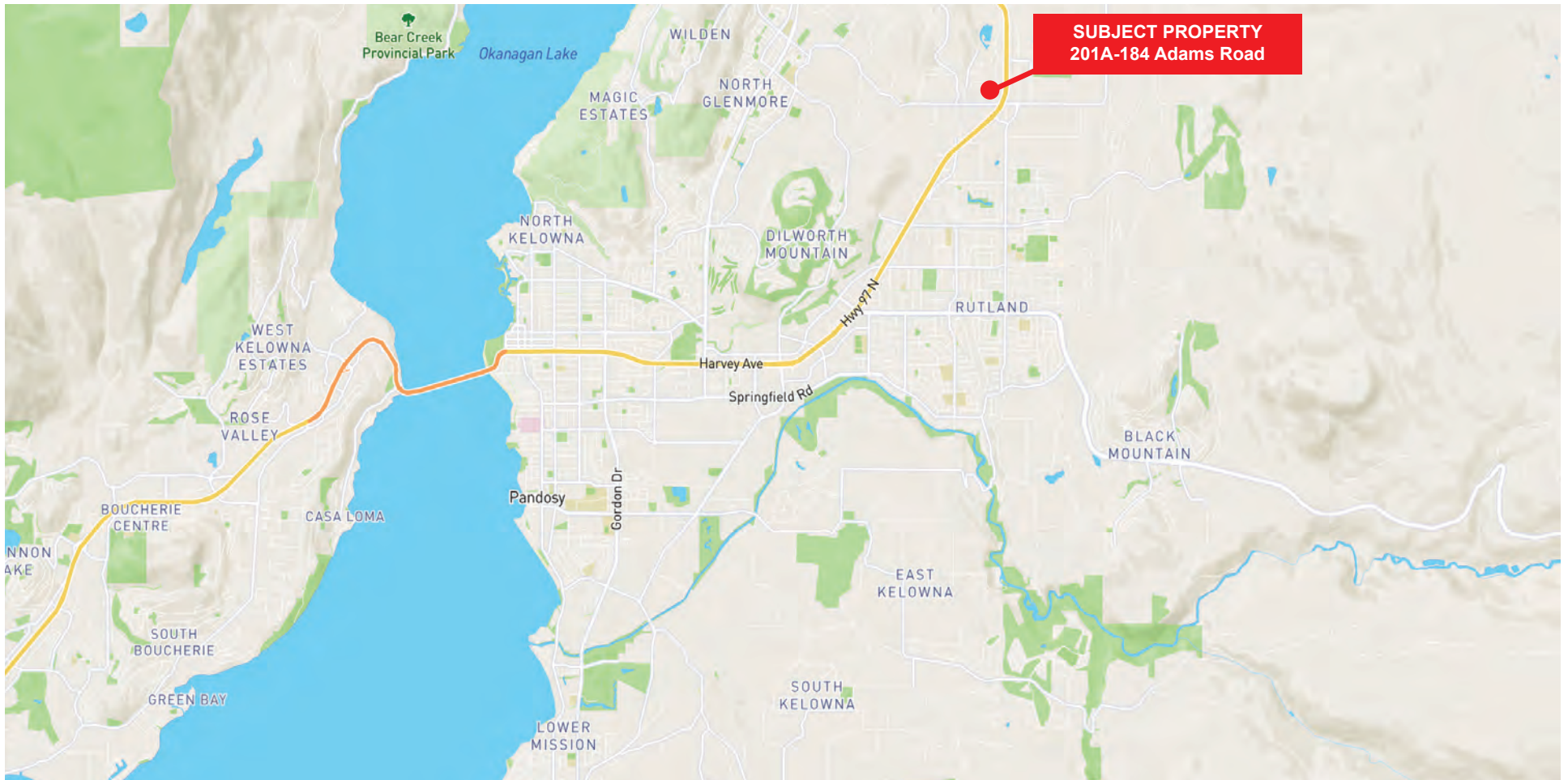
The **principal uses** in this **zone** are:

1. Alcohol Production Facilities
2. Animal Clinics, Major
3. Animal Clinics, Minor
4. Auctioneering Establishments
5. Automotive & Equipment
6. Automotive & Equipment, Industrial
7. Boat Storage
8. Bulk Fuel Depot
9. Cannabis Production Facilities
10. Commercial Storage
11. Emergency and Protective Services
12. Food Primary Establishment
13. Gas Bar
14. General Industrial Use
15. Liquor Primary Establishment
16. Non-Accessory Parking
17. Outdoor Storage
18. Participant Recreation Services, Indoor
19. Recycling Depots
20. Recycling Drop-Offs
21. Temporary Shelter Services
22. Warehousing

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

23. Accessory Buildings or Structures
24. Agricultural, Urban
25. Residential Security / Operator Unit
26. Retail Cannabis Sales (I2rcs only)

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