

**REMAX**  
COMMERCIAL®

**FOR SALE**  
**OWNER-OCCUPIER OPPORTUNITY WITH INCOME**  
1505 Hardy Street, Kelowna, BC



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

Each Office Independently Owned and Operated.

## Property Details

**Civic Address:**

1505 Hardy Street, Kelowna, BC

**Legal Description:**

Lot 1 Plan KAP40360 District Lot 127 & 140  
Land District 41, ODYD

**PID:**

012-328-979

**Location:**

Located on the east side of Hardy St, just north of the intersection of Hardy St and Enterprise Way

**Lot Size:**

3.111 Acres (135,515 SF)

**Building Size:**

±19,375 SF

**Year Built:**

1976

**Zoning:**

I2 - General Industrial

**2026 BC Assessed Value:**

\$10,421,000

**2025 Property Taxes:**

\$99,425.07

**List Price:**

Contact Listing Agent

## Owner-Occupier Opportunity with Cash Flow & Excess Yard Space for Potential Further Development

**Opportunity:**

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity for an owner-occupier to acquire a trophy industrial property in Central Kelowna with the potential for further densification through redevelopment.

**Features:**

- ▶ Large multi-tenanted industrial building totaling approximately 19,375 SF, demised into 3 individual units
- ▶ Industrial lot of 3.11 acres or 135,515 SF, finding larger industrial lots like this one, this close to the downtown area, are hard to come by in Kelowna
- ▶ Opportunity for an owner to occupy one of the units in this industrial building while utilizing the available yard space
- ▶ Centrally located in Kelowna with easy access to and from the Harvey Avenue/Highway 97 Corridor
- ▶ Property is located in a well established commercial area of Kelowna near other commercial and industrial businesses
- ▶ Outstanding opportunity to substantially increase the density of the property through redevelopment, the current I2 - Light Industrial zoning would allow densification to just over 200,000 SF on the lot
- ▶ This property offers cash flow and holding income to an owner-occupier, with the longer term potential to further redeveloped to add density to the property
- ▶ For more information or to arrange a tour of this industrial 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)

# Floor Plan



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



**FOR SALE: 1505 Hardy St, Kelowna, BC**

## Interior Photos - Unit 1





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## Interior Photos - Unit 2





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## Interior Photos - Unit 3





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## Exterior Photos - Yard Space





**FOR SALE: 1505 Hardy St, Kelowna, BC**

## Exterior Photos - Aerials





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## Rear Yard Space





## Density Analysis & Redevelopment Potential

The property at 1505 Hardy Street is 3.111 acres and contains a 19,375 SF industrial building. The building is fully leased along with a large amount of the yard space. Under the current I2 guidelines the maximum site coverage of buildings is 60%, the maximum FAR is 1.5 and the maximum height is 16 metres. This indicates the current configuration of the property is underutilized based on those guidelines. There is the potential opportunity to further develop the property to add density or to redevelop the entire property.

The current building of 19,375 SF only occupies about 14% of the property and represents a FAR of only 0.14. These are well below the maximums allowed for properties zoned as I2.

The property has a large yard space in the northeast corner of the lot that could potentially accommodate a second industrial building similar to the existing building or built out with small bay industrial units. The addition of a second industrial building would significantly increase the revenue of the property.

We also looked at the maximum redevelopment potential allowed under I2 zoning which would allow a site coverage up to 60%, maximum FAR of 1.5 and a height of up to 16 metres. This would equate to the potential for up to 203,272 SF of total industrial space. This type of redevelopment would allow the property to be fully utilized to the potential allowed under I2 zoning.

### DENSITY ANALYSIS OF POTENTIAL PROPERTY REDEVELOPMENT

#### BASE CALCULATIONS

Total Site Area (SF)	135,515	135,515	135,515
Total Site Area (Acres)	3.111	3.111	3.111
Zoning	I2	I2	I2
Max FAR Allowable	1.5	1.5	1.5
Max Height	16 M	16 M	16 M
Number of Buildings Allowed	1 or More	1 or More	1 or More
	Current	With Additional Building*	Maximum**
Net Floor Area	19,375	38,750	203,272
Actual/Potential FAR	0.14	0.29	1.5
Actual/Potential Height	2 Storeys	2 Storeys	Up to 3 Storeys

\* Note: Based on ability to add an additional building the same size as the current one

\*\* Note: Based on maximums indicated in the City of Kelowna's Zoning Bylaws for I2 Zoning

E&OE: This information has been prepared by Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna and is derived from the City of Kelowna Zoning Bylaw. The information is provided for illustrative purposes, and was obtained from sources 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, REMAX Commercial or REMAX Kelowna. Please verify all important information.



## Zoning Information

### I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)

#### Section 14.4 – Industrial Zone Purposes

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

#### 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
- Auctioneering Establishments
- Automotive & Equipment
- Automotive & Equipment, Industrial
- Boat Storage
- Bulk Fuel Depot
- Cannabis Production Facilities
- Commercial Storage
- Emergency and Protective Services
- Food Primary Establishment
- Gas Bar
- General Industrial Use
- Liquor Primary Establishment
- Non-Accessory Parking
- Outdoor Storage
- Participant Recreation Services, Indoor
- Recycling Depots
- Recycling Drop-Offs
- Temporary Shelter Services
- Warehousing

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

- Accessory Buildings or Structures
- Agricultural, Urban
- Residential Security / Operator Unit
- Retail Cannabis Sales (I2rcs only)

#### 14.10 Subdivision Regulations

The minimum **lot width** is 40.0 m

The minimum **lot depth** is 35.0 m

The minimum **lot area** is 4,000 m<sup>2</sup>, maximum lot area is n/a

#### 14.12 Industrial Development Regulations

Maximum site coverage of all buildings is 60%

Maximum site coverage of all buildings, structures & impermeable surfaces is 90%

Minimum front yard setback is 2.0 m

Minimum flanking side yard setback is 2.0 m

Minimum side yard setback is 0.0 m

Minimum rear yard setback is 0.0 m

#### 14.14 Density and Height

Minimum (if applicable) & maximum base density is 1.5 FAR

Maximum public amenity & streetscape bonus is n/a

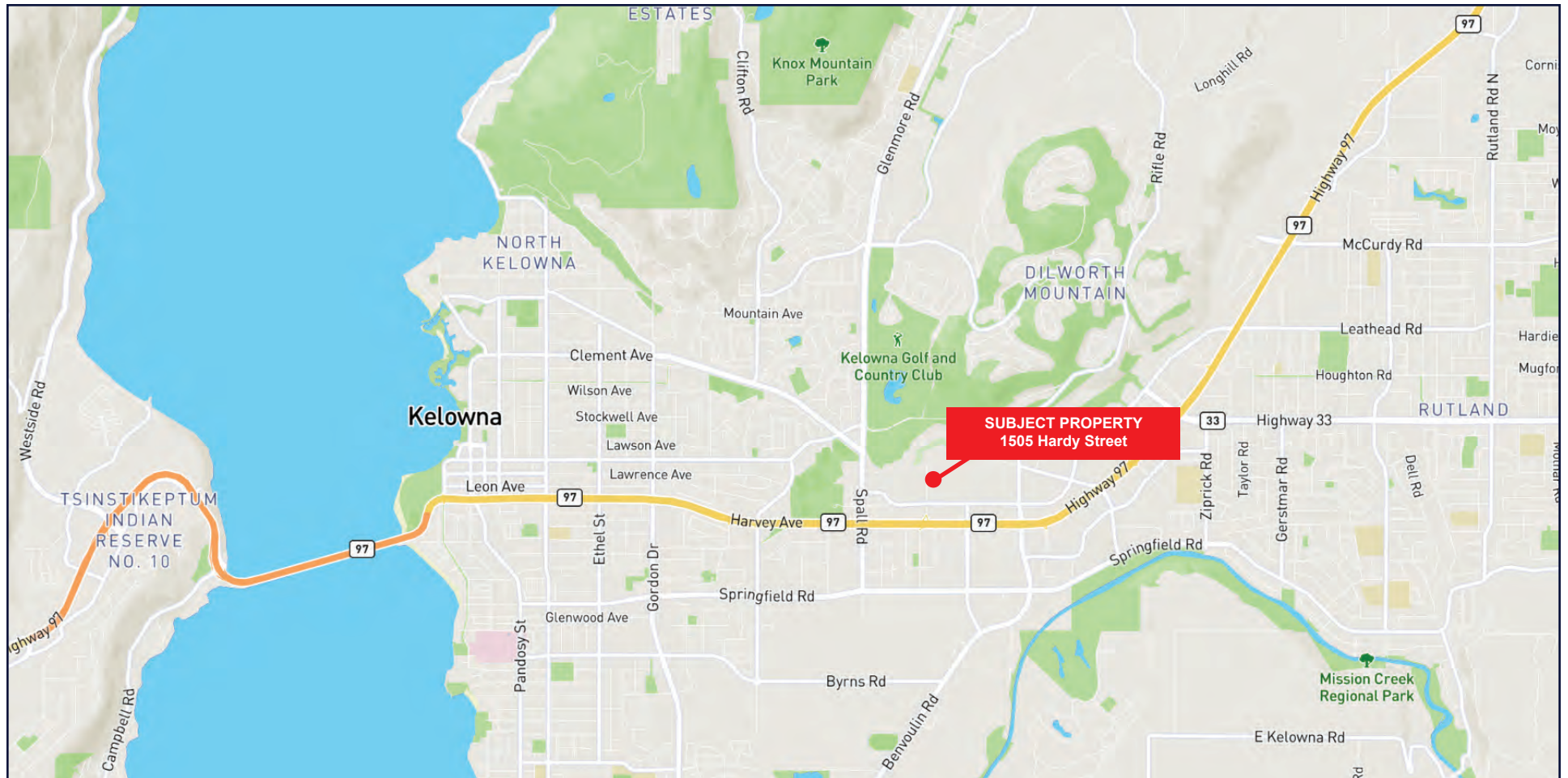
Maximum rental or affordable housing bonus is n/a

Maximum base height is 3 storeys and 16.0 m

Maximum height with bonus FAR is no additional height



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