

**FOR SALE**



131 Tilley Road - Kelowna, BC

STEVE HARVEY

# PROPERTY DETAILS



MUNICIPAL ADDRESS  
131 Tilley Road, Kelowna BC  
V4V 2K5



ZONING  
Industrial | I-3



BUILDING SIZE  
12,500 SF



LAND SIZE  
1.915 Acres



PRICE  
\$5,489,000



## **A rare industrial gem in the heart of Kelowna's thriving industrial corridor**

This property delivers the ideal combination of a high-quality building, significant yard space, and a strategic location within one of BC's fastest-growing markets. Perfect for an owner-occupier seeking room to expand or an investor looking for a stable income stream in a supply-constrained market.



# PROPERTY OVERVIEW

## Ideal for Owner-Operators or Investors



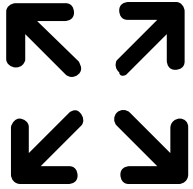
- Total Building Size: 12,500 sq. ft.
- Main Floor: 11,000 sq. ft. of clear-span space
- Second Floor: 1,500 sq. ft. for offices or operations
- Land Size: 1.915 acres with a vast, usable yard for storage, parking, and equipment
- Year Built: 2003 – modern, durable construction
- Zoning: I3 – allowing for a wide variety of industrial and commercial uses

### Why This Property Stands Out

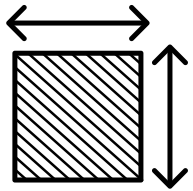
- Expansive Yard – Perfect for fleet parking, container storage, laydown areas, or equipment staging.
- Functional Layout – High ceilings, multiple access points, and an open floor plan for operational efficiency.
- Strategic Location – Situated in Kelowna's industrial hub with quick access to Highway 97, the Kelowna International Airport, and major transportation routes.
- Investment Security – Strong rental potential with I3 zoning accommodating high-demand uses
- Tenant will move out with proper notice or sign a new 5-year lease.



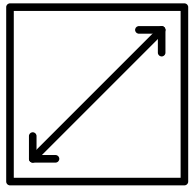
# PROPERTY OVERVIEW



Zoning - I-3 Industrial. This allows for a range of industrial and commercial activities, including warehousing, distribution, light manufacturing, and more.



Built in 2003. 12,500 sq. ft. of leasable space over two floors, 11,000 SF Main floor, and 1500 SF Second Floor, designed to maximize operational efficiency and facilitate seamless workflow for tenants or owner-users.



Land Area: Approximately 1.915 acres, offering ample space for parking, expansion, or outdoor storage areas, which is highly desirable in industrial zones.



Lots of employee and visitor parking can be dedicated to loading and unloading zones.



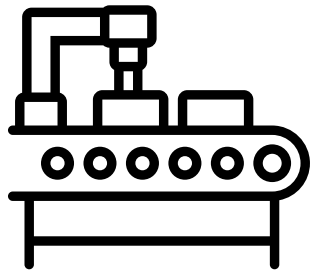
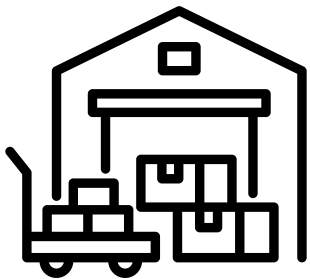
Ideally located in an Industrial Hub in Kelowna with access to major transportation routes.



# PROPERTY USES

## Permitted Uses Under I3 Zoning

- Warehousing & Distribution
- Light Manufacturing & Assembly
- Transportation Terminals
- Contractor Services
- Equipment Repair Facilities
- Storage Yards (ideal for large vehicles, machinery, or bulk materials)
- Wholesale Trade
- Recycling & Salvage Operations
- Utilities & Public Services
- Research & Development Facilities



# PROPERTY USES

## SECONDARY USES

- Offices - Administrative offices that are directly related to the primary industrial activity.
- Retail Sales (Accessory) - Limited retail space for selling products directly associated with the primary use (e.g., wholesale supply sales).
- Caretaker Units - On-site residential units for property caretakers or security personnel, especially in areas where constant monitoring is needed.
- Loading and Unloading Zones - Designated areas for the loading and unloading of goods, integral for large-scale logistics operations.
- Outdoor Storage - Often permitted with certain regulations, outdoor storage may be used for raw materials, equipment, or vehicles, which is especially useful for heavy industries and logistics.

## Typical Businesses & Industries - I3 Zones

- Large-scale manufacturing plants
- Heavy equipment dealerships and repair shops
- Industrial recycling facilities
- Logistics and distribution warehouses
- Contractors' equipment yards
- Heavy-duty vehicle repair and service centers





# CURRENT & POTENTIAL USE

- Small Retail Space: Leasing at \$1,500.00 per month.
- Outdoor Property Lease (Back of the Lot): Generating \$5,084.00 per month. This lease includes a six-month notice period for tenant removal in the event of a sale.
- VF Freight: They occupy the remaining space; approximately 9000 SF, plus the entire front yard. However, VF Freight will vacate the premises, leaving this portion of the property available.

*It's important to note that the six-month termination notice provides flexibility in repositioning the property post-sale.*

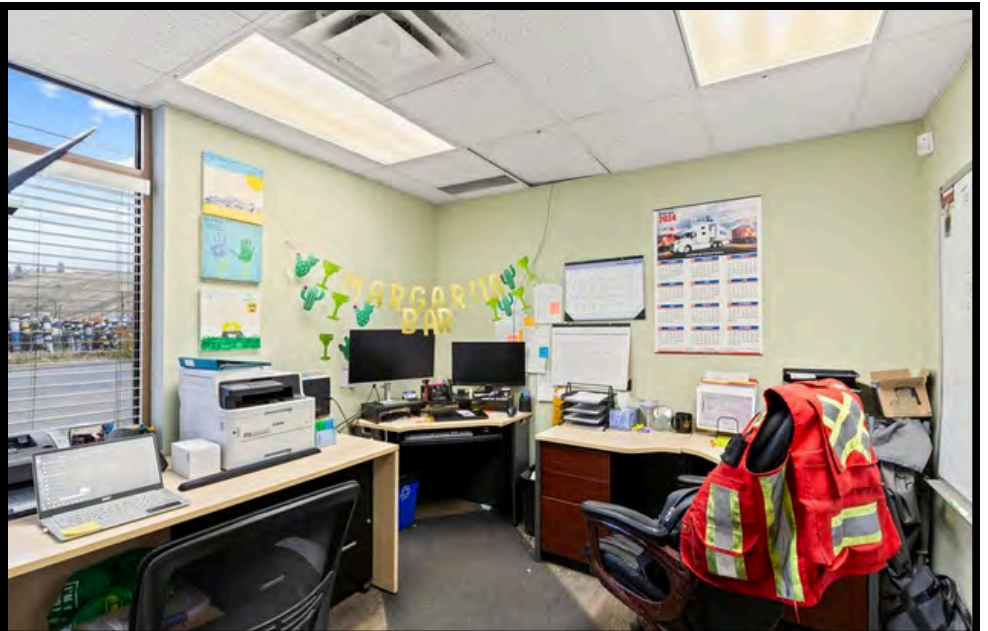
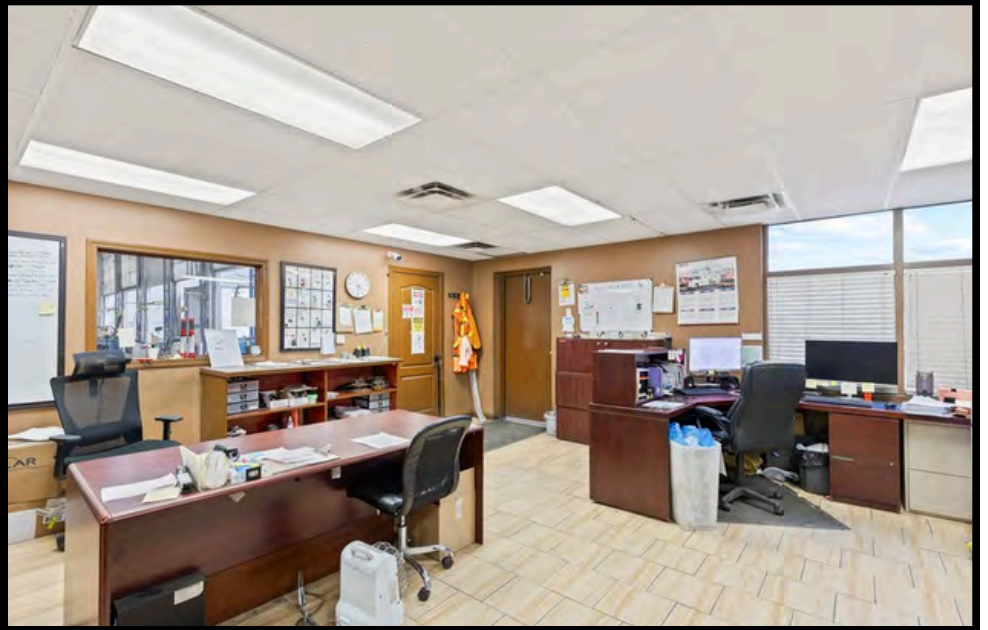


# PROPERTY IMAGES



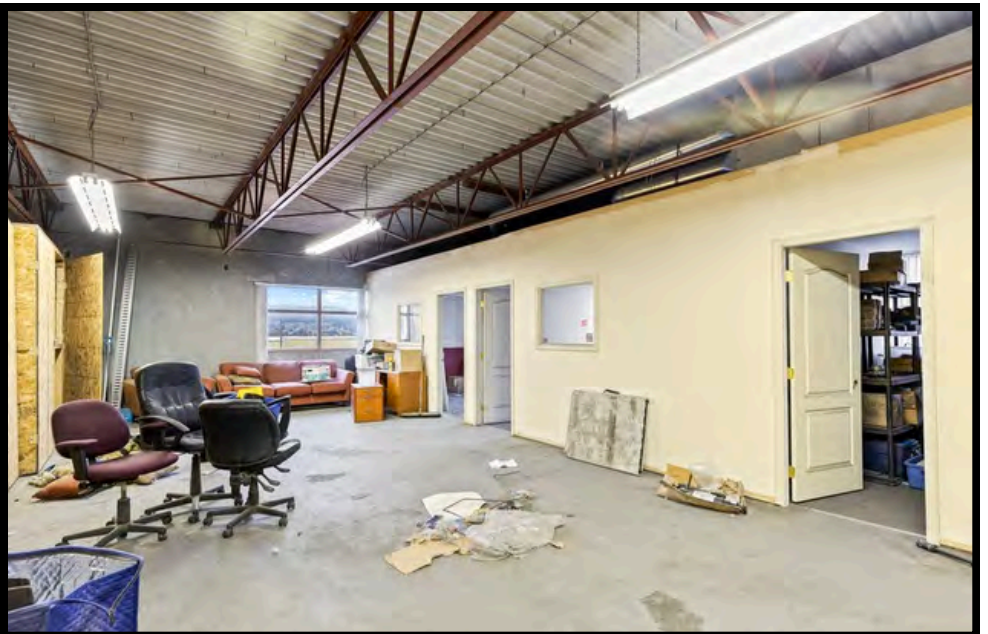


# PROPERTY IMAGES

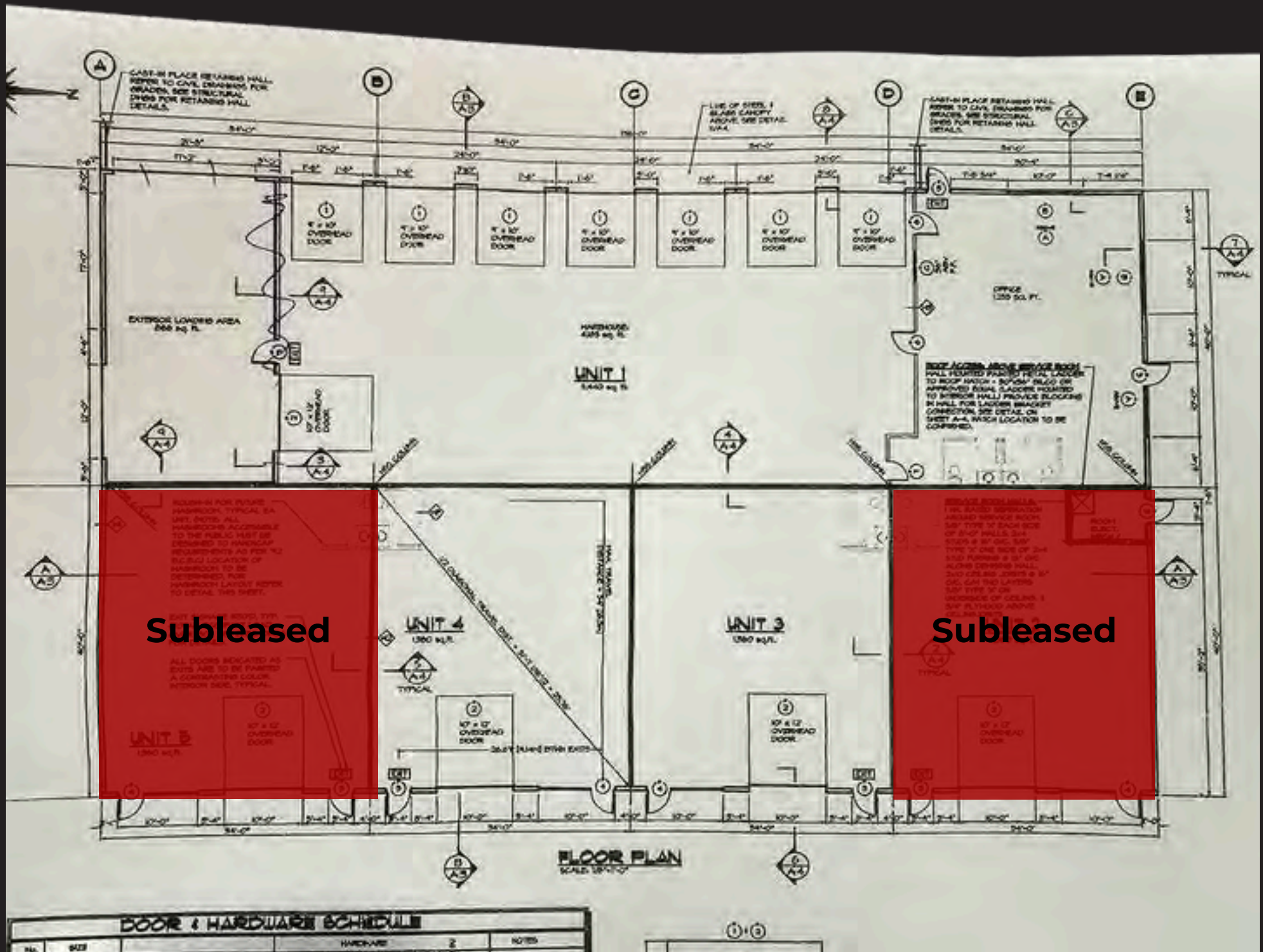




# PROPERTY IMAGES







## LAND USE / ZONING

### ZONING

According to the applicable zoning bylaw, the subject property is currently zoned I3 – Heavy Industrial. Full I3 zoning details are provided in the Addenda.

### ZONING MAP



### OFFICIAL COMMUNITY PLAN

According to the currently applicable Official Community Plan, the subject property is designated as Industrial.

### OFFICIAL COMMUNITY PLAN MAP



### CONFORMITY

Based on our understanding of the preceding, the property's current use appears to conform to all applicable land use regulations for the property. Notwithstanding, the authors are not technically qualified to confirm zoning compliance, and for greater certainty in this regard, written confirmation from the municipality and/or a qualified legal opinion should be obtained.



## IMPROVEMENTS DESCRIPTION

### SUMMARY

The subject property is a multi-tenant industrial (distribution) building with one major tenant and two smaller, secondary tenants. The current primary tenant is the Client of this report.

### YEAR BUILT

According to BC Assessment, the subject was constructed circa 2003.

### SIZE

According to measurements taken on-site at the time of the site visit, the subject building has a total area of **±10,880 SF**, of which all is represented by main floor area. This includes ±1,440 SF for the tenant in the northeast corner of the building, ±1,360 SF for the tenant in the southeast corner of the building, and the remaining ±8,080 SF for the primary tenant (the Client of this report).

### Mezzanines

*It is worth noting that there is some second-floor storage mezzanines in the building, including ±1,200 SF in the northwest corner of the building (over the primary tenant's office space), and ±400 SF in the southeast corner tenant's space. Per normal appraisal procedure, these storage mezzanine areas are not considered to be leasable area, but rather bonus space that adds to the appeal of the leasable area, all else equal.*

### CLEAR HEIGHT

Ceiling heights in the warehouse areas are ±19.5 feet to the underside of the metal rafters, and ±22 feet to the underside of the roof.

### QUALITY & CONDITION

The building represents good quality construction in good overall condition.

### CONSTRUCTION

Although not fully visible, the building appears to be a tilt-up concrete constructed building over concrete pilings and footings where necessary, with a concrete slab floor, and a metal roof structure.

### OVERHEAD DOORS

The building has a total of 13 overhead doors that are all ±9 feet wide with clear heights ranging from ±10 feet to ±12 feet. There are four doors along the east elevation, eight doors along the west elevation, and one along the south elevation. The majority of the doors along the west elevation are dock loading while the rest are grade-level.





# CONTACT

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