

935 RICHTER STREET, KELOWNA
HIGH TRAFFIC INDUSTRIAL SITE

**FOR
SALE**



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FOR SALE

935 Richter Street, Kelowna

Opportunity to acquire a high traffic industrial site that has not been brought to the market for over 30 years. The existing shop and office structures allow an owner occupier to take advantage of built out property for immediate use with ample power, yard space, and delivery access. Property developers

can maximize the lot's usable area with it's rectangular site, lane way access, and potential I2 FAR bonusing based on the location of the site. Assembly options are available on Richter St to add an additional .14 and .19 acres for a total in line development lot size of 1.03 acres.



Property Highlights

CIVIC ADDRESS

935 Richter Street, Kelowna, BC

LOT SIZE

± 30,492 SQFT (± 0.7 AC)

PARKING

Available

ZONING

I2

PROPERTY TAXES

\$39,636.89

PID

026-574-071

LEGAL DESCRIPTION

PLAN KAP80270 LOT A SECTION 30 TOWNSHIP 26

FSR

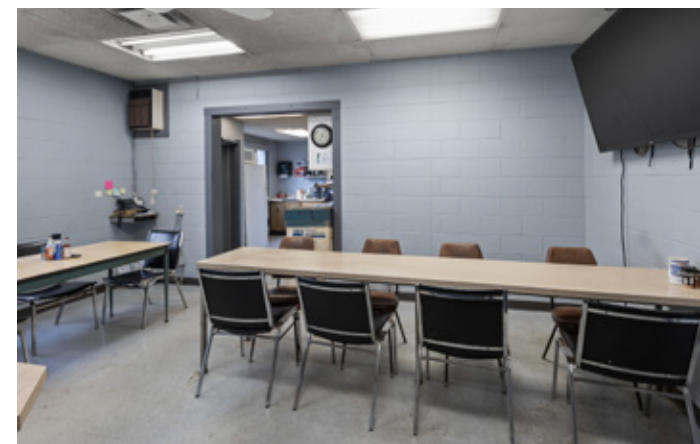
Up to FAR 1.5 + 1.5 Bonus FAR

PRICE

\$4,100,000

BUSINESS DETAILS

Environmental Assessment, City File, and Data Room available upon signed Confidentiality Agreement.





0.7 Acres



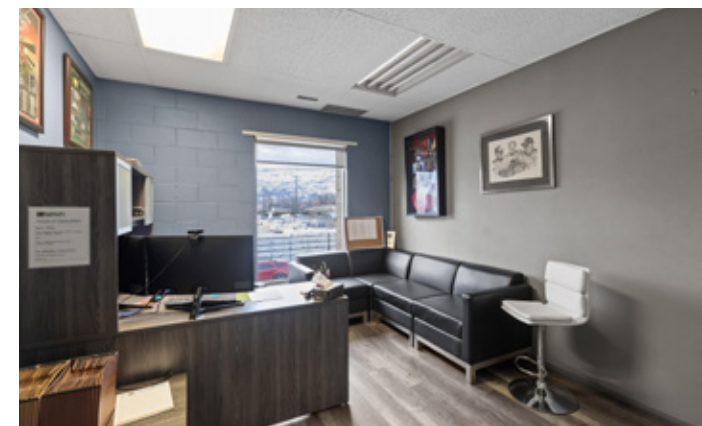
Single Tenant
Industrial
Building



Ample Yard
Storage



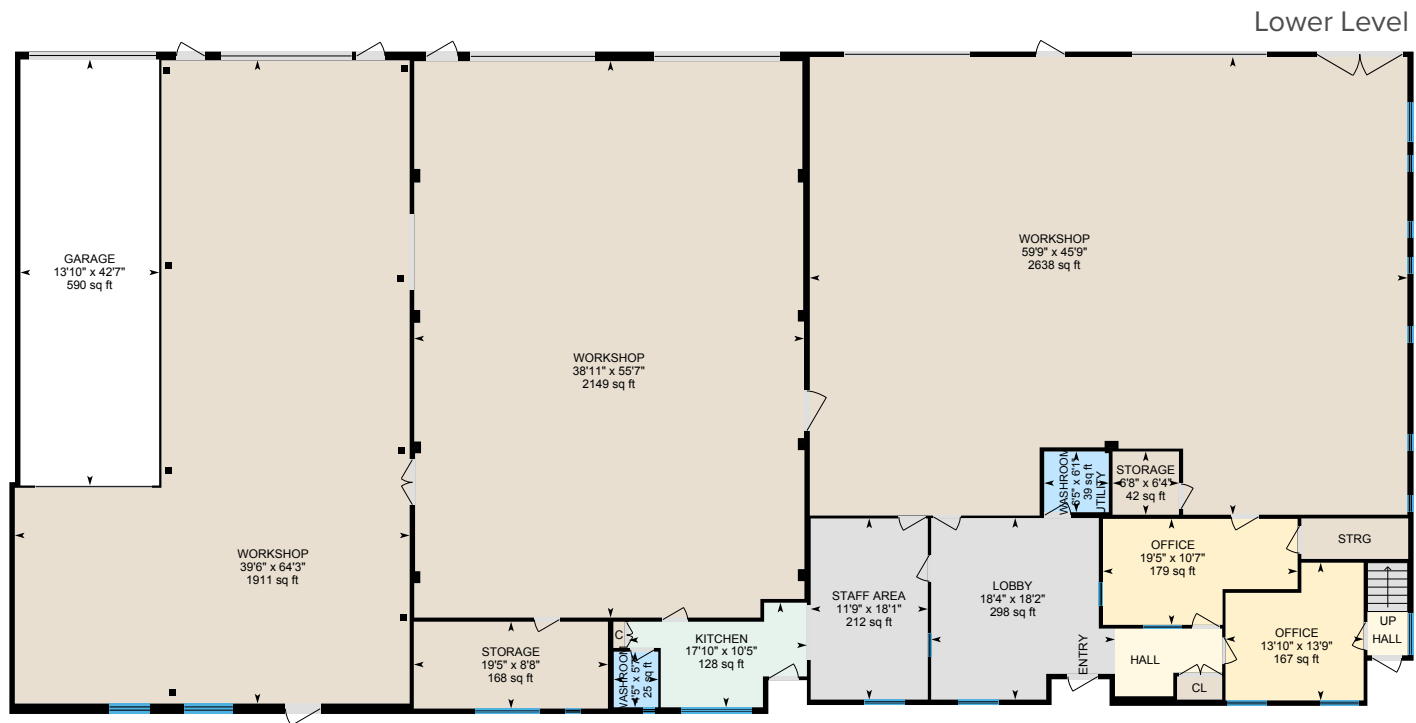
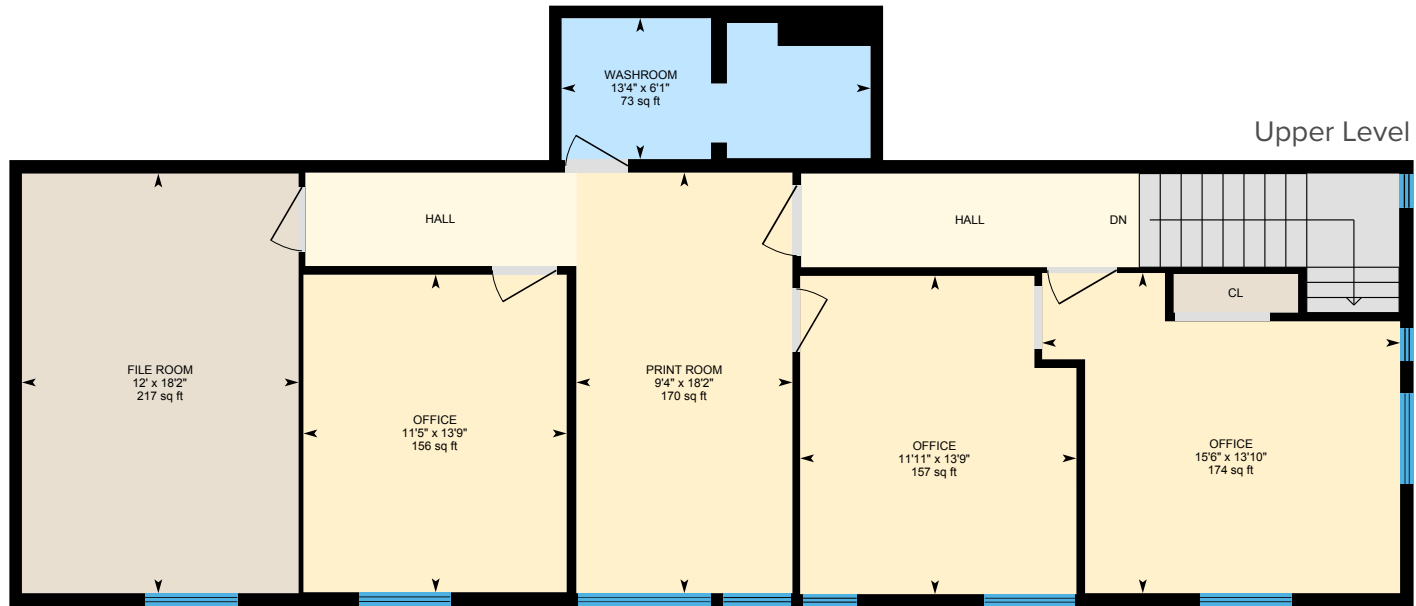
Rare Central I2
Property





UPPER & LOWER LEVEL

Floorplans



Amenities In The Neighbourhood

Restaurants

- + Train Station Pub
- + Central Kitchen & Bar
- + Waterfront Wines
- + Earls
- + Cactus Club
- + Raudz
- + Antico Pizza
- + OEB
- + Bohemian Cafe
- + Curious Cafe
- + El Taquero

Breweries

- + BNA Brewing Co.
- + Rustic Reel
- + Bad Tattoo Brewing
- + The Office
- + Red Bird
- + Kettle River Brewing
- + Vice & Virtue
- + BC Tree Fruits
- + Kelowna Beer Institute

Café

- + Bliss Bakery
- + Blendz Coffee
- + Bean Scene x2
- + Bright Jenny
- + Deville
- + Pulp Fiction
- + Starbucks

Shops + Services

- + Okanagan Lifestyle
- + District on Bernard
- + Kelowna Downtown Library
- + HealthWise Family Practice
- + Building Blocks Childcare
- + Pomme Salon
- + Jorgia Brows
- + Lululemon

Essentials

- + Shoppers Drug Mart
- + Safeway
- + Mediterranean Market
- + 7-Eleven

Fitness

- + Anytime Fitness
- + Downtown YMCA
- + CrossFit Okanagan

Parks + Waterfront

- + Waterfront Park
- + Knox Mountain Park
- + Stuart Park
- + Kasugai Gardens
- + Kelowna Yacht Club



Kelowna

Demographics



Population Growth
14% (2026)



Kelowna Population
144,576



Central Okanagan Population
223,000



**New housing Units in
DT Kelowna by 2040**
4,500

Driving Distances

Kelowna Airport
25 Min Drive

Vancouver
4 Hour Drive

Downtown Kelowna

The Downtown Area of Kelowna is seeing a significant increase in density across all asset classes. The areas within the North End Neighbourhood Plan have heightened focus for redevelopment and creative solutions to land use. This site is a keystone property

in the prominent junction of Richter St., Crowley Ave., and Weddell Pl. Industrial land in the downtown urban area remains in high demand and with limited inventory available on the market attracts significant interest when brought to market.

