



FOR SALE

MULTI-TENANT COMMERCIAL COMPLEX

9013 - 9021 Jim Bailey Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

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

Each Office Independently Owned and Operated.

Property Details

Civic Address:

9013 - 9021 Jim Bailey Road, Kelowna, BC

Legal Description:

Lot C, Plan KAP86970, Section 2, Township 20, ODYD

PID:

027-556-387

Location:

Located mid-block on the east side of Jim Bailey Rd between Jim Bailey Cr and Hiram Walker Cr

Lot Size:

±1.01 Acres (±43,908 SF)

Buildings:

5 individual industrial type buildings totalling ±13,500 SF

Year Built:

2017

Zoning:

I2 - General Industrial

Property Taxes (2025):

\$40,478.05

List Price:

\$4,750,000 + GST

Industrial Complex With 5 Stand-Alone Industrial Buildings Located in the North Kelowna Industrial Area

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity for an owner-occupier or industrial investor to acquire a newer, industrial complex in the North Kelowna Industrial Area. This offering for sale is ideal for a businesses looking to secure their own industrial premises while benefiting from additional revenue streams.

Features:

- ▶ Industrial complex is situated on ±1.01 acres (±43,908 SF) with access to and from Highway 97 N at Beaver Lake Road
- ▶ Comprised of 5 stand-alone industrial buildings totalling ±13,500 SF with a total of 6 units
- ▶ 3 of the buildings feature ±500 SF of office space and ±1,500 of warehouse space, a larger building has 2 units one with ±500 SF of office space and 3,000 SF of warehouse and the other with ±750 SF of office space and ±2,000 SF of warehouse. There is also a smaller building totalling ±1,250 SF
- ▶ All warehouse space features ground-level loading bays with overhead doors (most units with drive-thru capabilities), ±18 ft ceilings and 3 phase power
- ▶ I2 - General Industrial zoning allows for a multitude of possible light and general industrial uses
- ▶ Interior of complex is paved and a complex perimeter fence offers semi-secure yard space
- ▶ Great opportunity for an owner-occupier to take-over one of the units while generating cash flow from the others
- ▶ For more information or to arrange a tour of this industrial complex and its buildings contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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Complex Overview



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Complex Photos



FOR LEASE: 9013 - 9021 Jim Bailey Road, Kelowna, BC

Complex Make-Up



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9013 Jim Bailey Road - Photos



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9015A Jim Bailey Road - Photos



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9015A Jim Bailey Road - Photos



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9015B Jim Bailey Road - Photos



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9015B Jim Bailey Road - Photos



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9017 Jim Bailey Road - Photos



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9019 Jim Bailey Road - Photos



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9021 Jim Bailey Road - Photos



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9021 Jim Bailey Road - Photos



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:

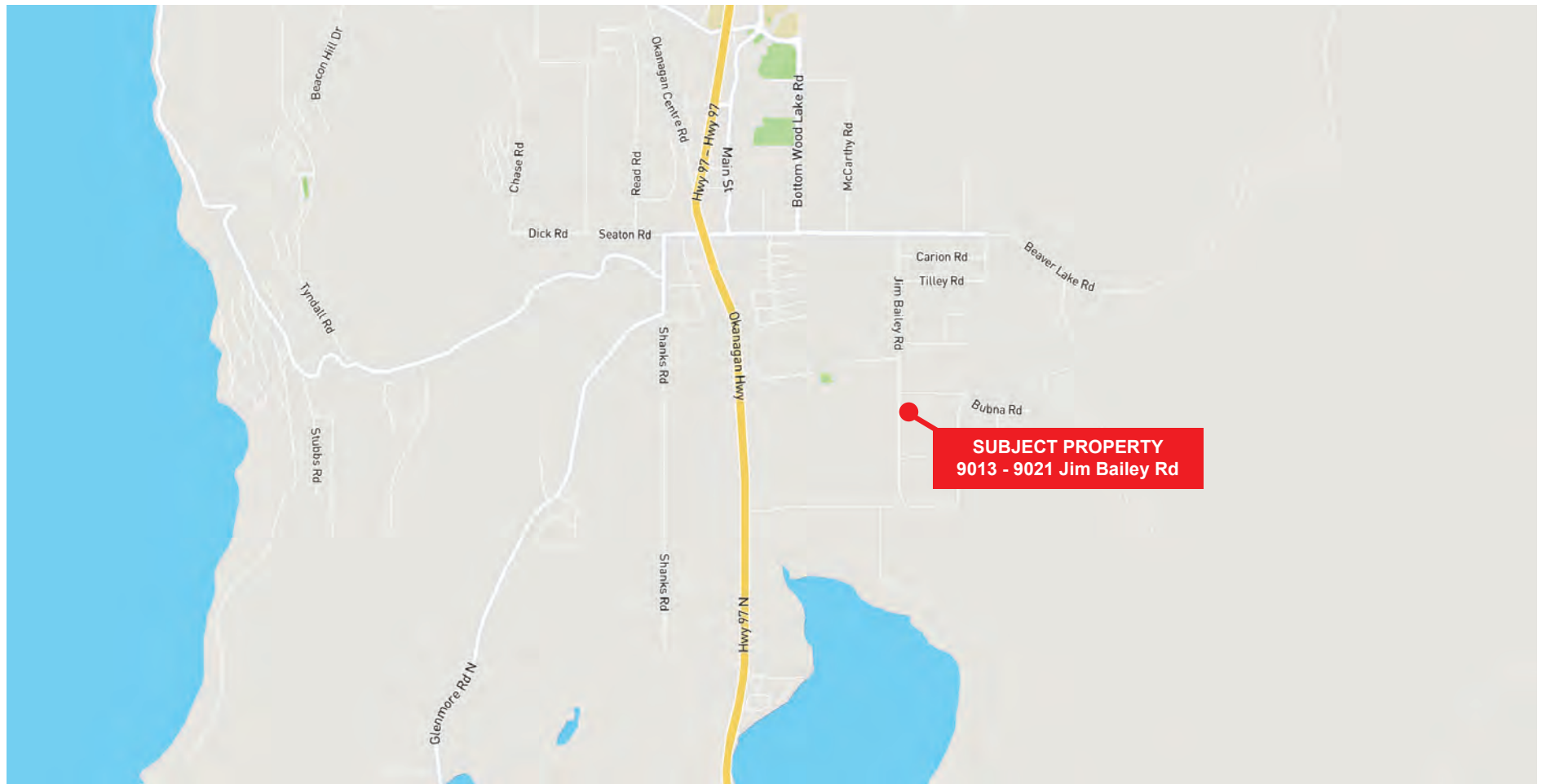
- Alcohol Production Facilities
- Animal Clinics, Major
- Animal Clinics, Minor
- Auctioneering Establishments
- Automotive & Equipment
- Automotive & Equipment, Industrial
- Boat Storage
- Bulk Fuel Depot
- Cannabis Production Facilities
- Commercial Storage
- Emergency and Protective Services
- Food 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)

FOR LEASE: #100 - 2141 Springfield Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
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*The Commercial
Real Estate Experts*



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CONFIDENTIALITY AGREEMENT: 9013 - 9021 Jim Bailey Road, Kelowna, BC

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We, _____ (the "Purchaser"), have requested from the Vendor and Kris McLaughlin Personal Real Estate Corporation as part of REMAX Commercial and REMAX Kelowna (the "Agent") confidential information relating to the Property.

For good and valuable consideration provided by the Vendor and the Agent, the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Property from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written or electronic form) relating to the Vendor or the Property that is not publicly available and all analyses, summaries, compilations, data, notes, studies and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives which constitute a breach of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, including any real estate brokers other than the Agent, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that any Confidential Information has been made available to us, that this Agreement has been entered into, that discussions or negotiations are taking place concerning the Property or the Proposed Transaction, or any of the terms, conditions or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information. We further agree not to make copies of the Confidential Information, without the Vendor's prior written consent. We also agree that we and

our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor or any tenant of the Vendor.

We agree that (i) all information with respect to the Property being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent, and (ii) we and our Representatives are bound by such provisions.

We agree to indemnify and save harmless the Vendor, any tenant of the Property and the Agent from all claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity.

This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/or related Persons and shall be governed by the laws of British Columbia.

DATED _____

[PURCHASER - SIGNATURE]

Name: _____

We have authority to bind the Purchaser.

[REPRESENTATIVE - SIGNATURE]

Name: _____

We have authority to bind the Representative.