



# FOR SALE

## STAND-ALONE INDUSTRIAL STRATA BUILDING

2846 Fenwick 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:**

2846 Fenwick Road, Kelowna, BC

**Legal Description:**

Strata Lot 3, Plan EPS9192, Section 34, Township 26, ODYD together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

**PID:**

032-299-362

**Location:**

Located near the end of Fenwick Road on the west side of Highway 97 near Scandia Golf & Games

**Building Size:**

±2,171 SF

**Current Zoning:**

I2 - General Industrial

**2040 OCP Zoning Designation:**

Ind - Industrial

**Strata Fees:**

No strata fee has been set at this time but will be provided with the interim budget

**List Price:**

\$716,430 + applicable taxes

## Stand-Alone Industrial Strata Building Located Just to the West of Highway 97

**Opportunity:**

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire a stand-alone industrial strata building in a newer industrial complex in Kelowna.

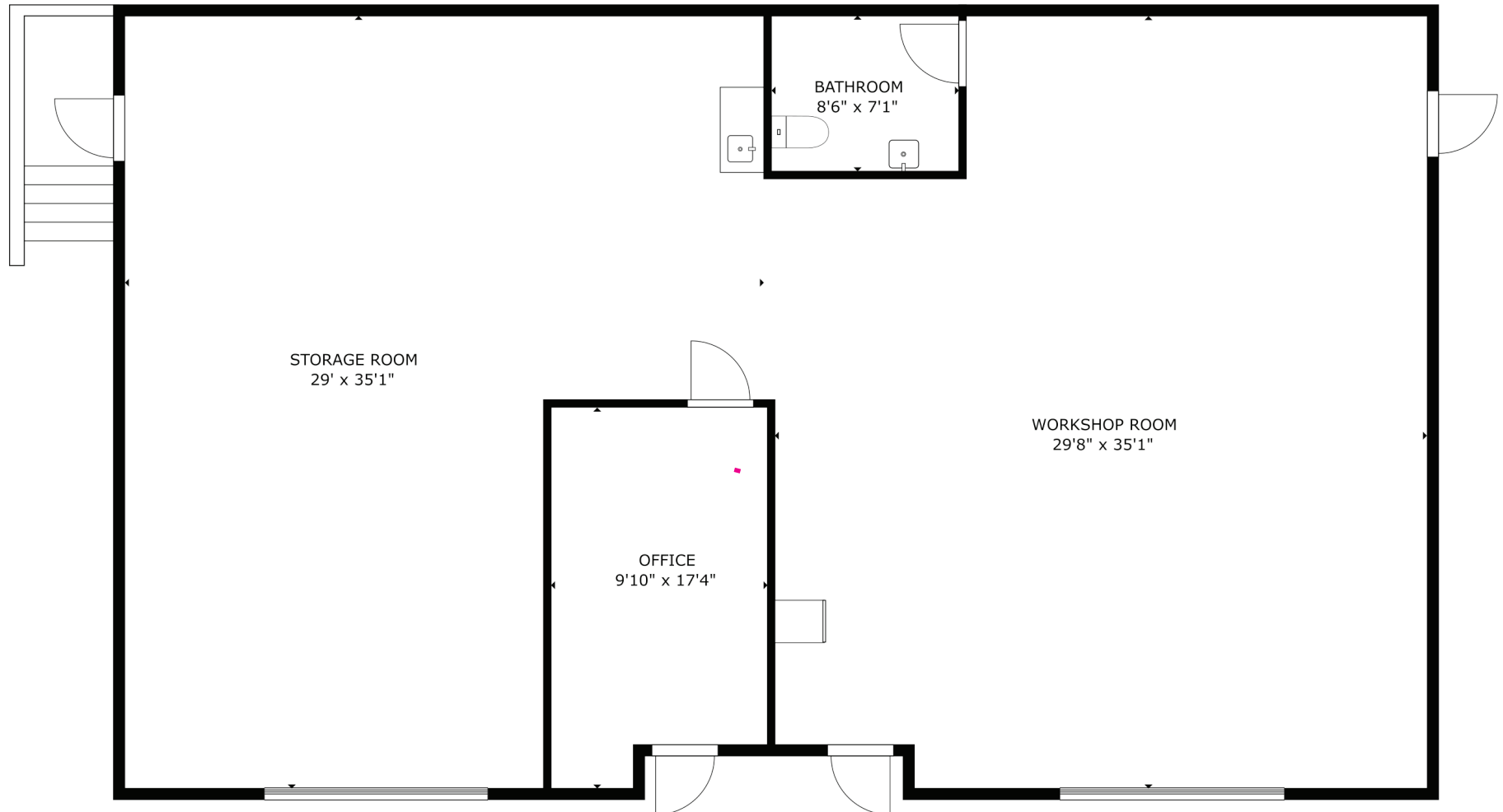
**Features:**

Self-contained industrial strata building located on Fenwick Road just off Highway 97 near Scandia Golf & Games.

- ▶ Stand-alone industrial strata building of ±2,171 SF
- ▶ Versatile warehouse space with an office with light storage above it and an in-suite washroom
- ▶ Warehouse space features high ceilings (nearly 24 ft clear) located on either side of the office, each side has its own grade level loading bay with a 10' x 12' overhead door
- ▶ Main entry door into the office space as well as a man-door into the warehouse space to the front of the building and man-doors into the warehouse space to the rear at both sides
- ▶ Parking available at the front of the unit
- ▶ There is potential to demise into two smaller units
- ▶ Direct access to and from Highway 97 at Fenwick Road
- ▶ This industrial building is only minutes from UBCO, Kelowna International Airport, Highway 33 junction and Orchard Park Mall
- ▶ For more information or to arrange a tour of this industrial strata building contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)

**FOR SALE: 2846 Fenwick Road, Kelowna, BC**

## Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.



**FOR SALE: 2846 Fenwick Road, Kelowna, BC**

## Exterior Photos





**FOR SALE: 2846 Fenwick Road, Kelowna, BC**

## Interior Photos





**FOR SALE: 2846 Fenwick Road, Kelowna, BC**

## Interior Photos





**FOR SALE: 2846 Fenwick Road, Kelowna, BC**

## Complex Photos





## **I2 - Zoning Information**

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

#### **Section 14.2 – Commercial Zone Purposes**

The purpose is to provide 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 Facility  
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:**

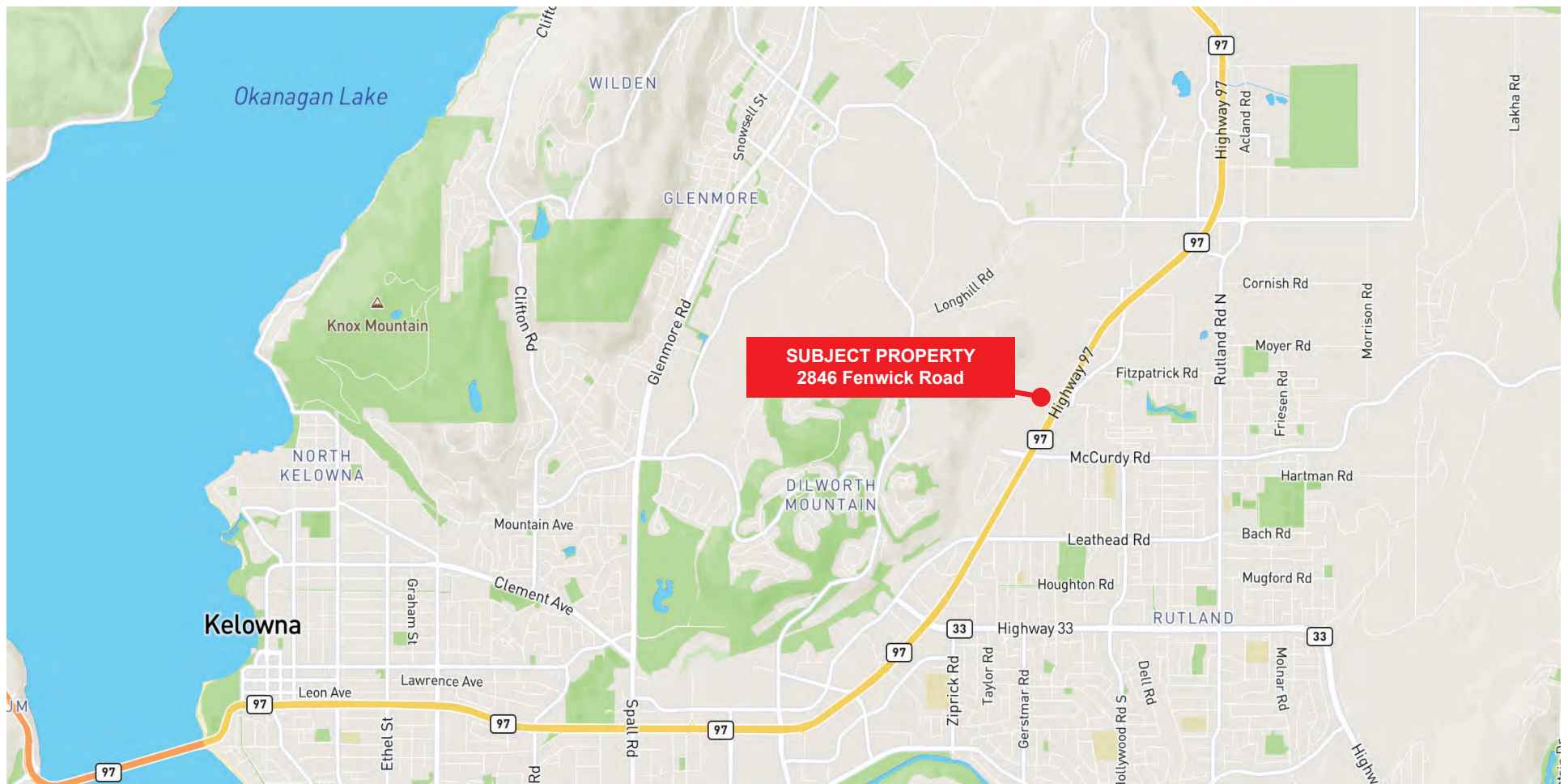
Accessory Buildings or Structures  
Agricultural, Urban  
Residential Security / Operator Unit  
Retail Cannabis\*

\* Note: For more information see City of Kelowna - Zoning Bylaw No. 12375

E&OE: This information derived from the City of Kelowna - Zoning Bylaw No. 12375 and is 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 by reviewing Zoning Bylaw No. 12375 on the City of Kelowna's website.



## FOR SALE: 2846 Fenwick Road, Kelowna, BC



**Kris McLaughlin Personal Real Estate Corporation**  
**REMAX Commercial - REMAX Kelowna**  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
250.870.2165



*The Commercial  
Real Estate Experts*



© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

