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.

FOR SALE: 2846 Fenwick Road, Kelowna, BC

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 per strata plan

Current Zoning:
I2 - General Industrial

2040 OCP Zoning Designation:
Ind - Industrial

Strata Fees:
$338.64 per month

List Price:
$716,430 + applicable taxes

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

Opportunity:

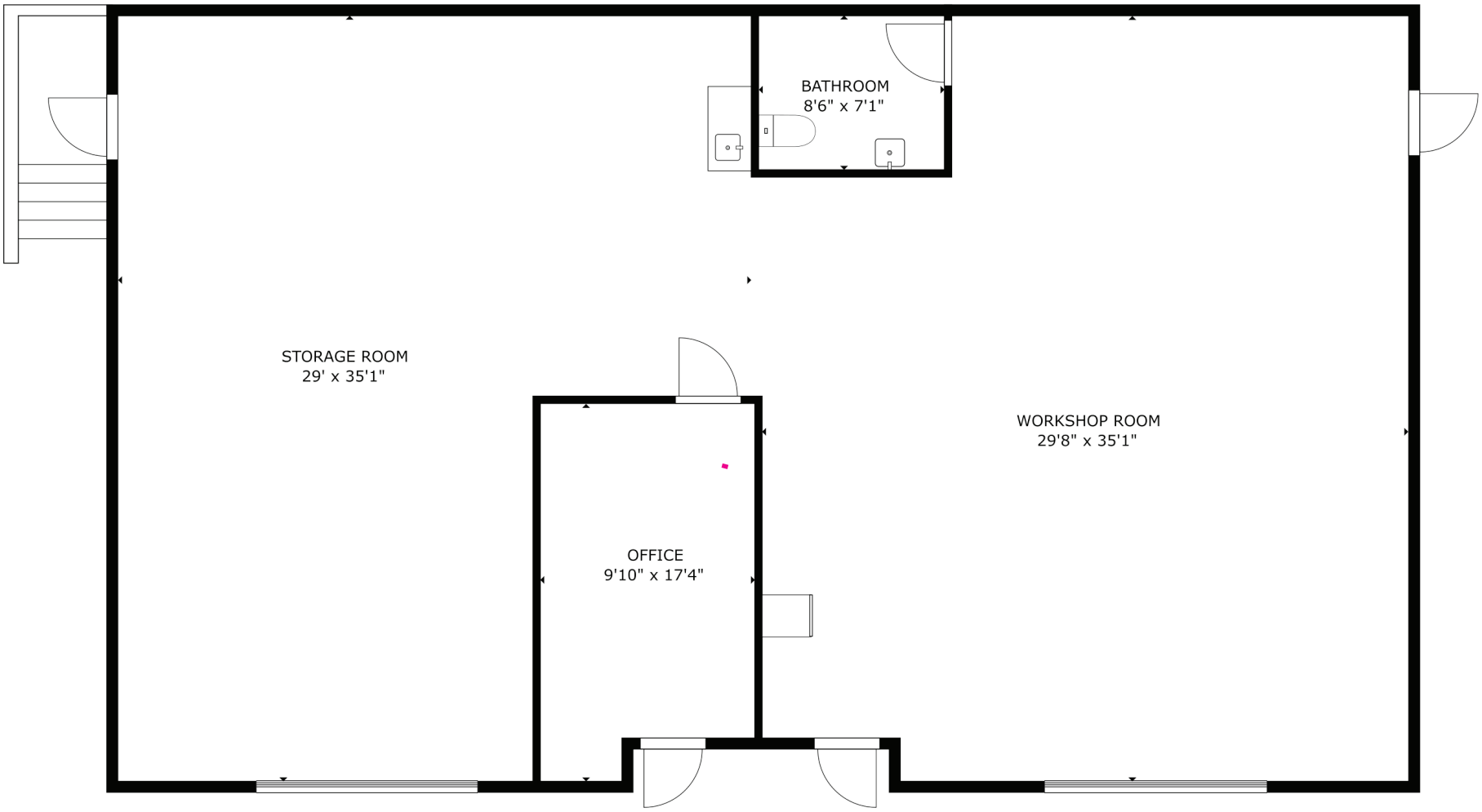
RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire a stand-alone industrial strata building in a newer industrial complex in Kelowna.

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 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
- Common-property 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

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.

Exterior Photos









Interior Photos









Interior Photos









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

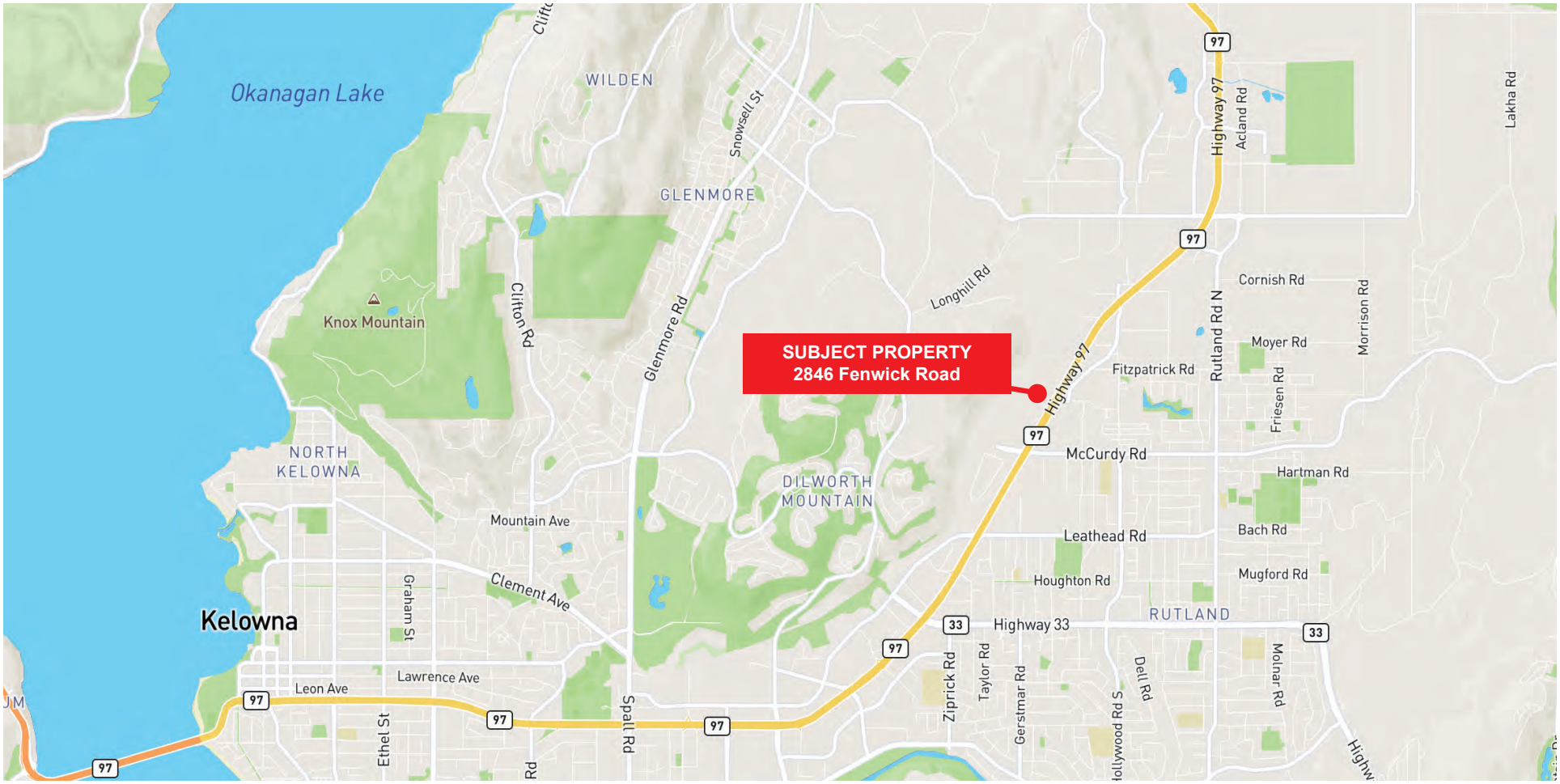
The secondary uses in this zone are:

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.

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Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
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250.870.2165

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