

REMAX
COMMERCIAL®

FOR SALE
INDUSTRIAL BUILDING WITH RESIDENTIAL UNIT
1415 Dyffryn Road, Lumby, BC



Kris McLaughlin Personal Real Estate Corporation
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250.870.2165

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

Each Office Independently Owned and Operated.

Property Details

Civic Address:

1415 Dyffryn Road, Lumby, BC

Legal Description:

Lot 7, Plan KAP33933, District Lot 18, ODYD

PID:

003-057-887

Location:

Located in the Lumby Industrial Park on the north side of Dyffryn Road just off Highway 6

Lot Size:

1.007 Acres (±43,865 SF)

Total Building Size:

±5,930 SF

Building Use:

Mixed-Use - Industrial & Residential

Zoning:

I1 - Light Industrial

BC Assessment (2025):

\$922,900

Gross Property Taxes (2025):

\$1,684

List Price:

\$1,100,000 + GST

Flexible Industrial Property in the Lumby Industrial Park Includes Industrial Building with Bonus Residential Unit

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to acquire an industrial property with a mixed-use building in Lumby, BC, one block south of Highway 6.

Features:

- ▶ Industrial/commercial property totaling 1.007 acres or approximately 43,865 SF
- ▶ Distinctive building of ±5,930 SF and includes ±4,811 SF of industrial/commercial space on the main floor and a ±1,119 SF residential unit on the upper floor
- ▶ Flexible main floor includes open warehouse space, storage room, office, work shop, reception area, in-suite washroom and a large outdoor patio
- ▶ Warehouse space features 2 grade-level loading bays with overhead doors, approx. 14 FT ceilings and 400-amp 3 phase power
- ▶ Paved parking area to the front of the building with paved access to the rear from the side of the building
- ▶ Secure rear yard space with security fencing and gate, rear yard is flat and unpaved perfect for outdoor storage with the potential for future development to increase density on the lot (approx. 25,000 SF of residual land)
- ▶ Flexible I1 - Light Industrial Zoning allows a wide variety of primary uses
- ▶ Second-floor residential unit includes 2-bedrooms, office space (presently being used as a 3rd bedroom), bathroom, living room, kitchen with dining area, washroom, laundry room and a large balcony space
- ▶ This is a flexible industrial/commercial property that would be an ideal location for an owner-occupier wanting space for a business along with a residential unit to occupy or potentially rent for additional income
- ▶ For more information or to arrange a tour of this outstanding property 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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Lumby Industrial Park



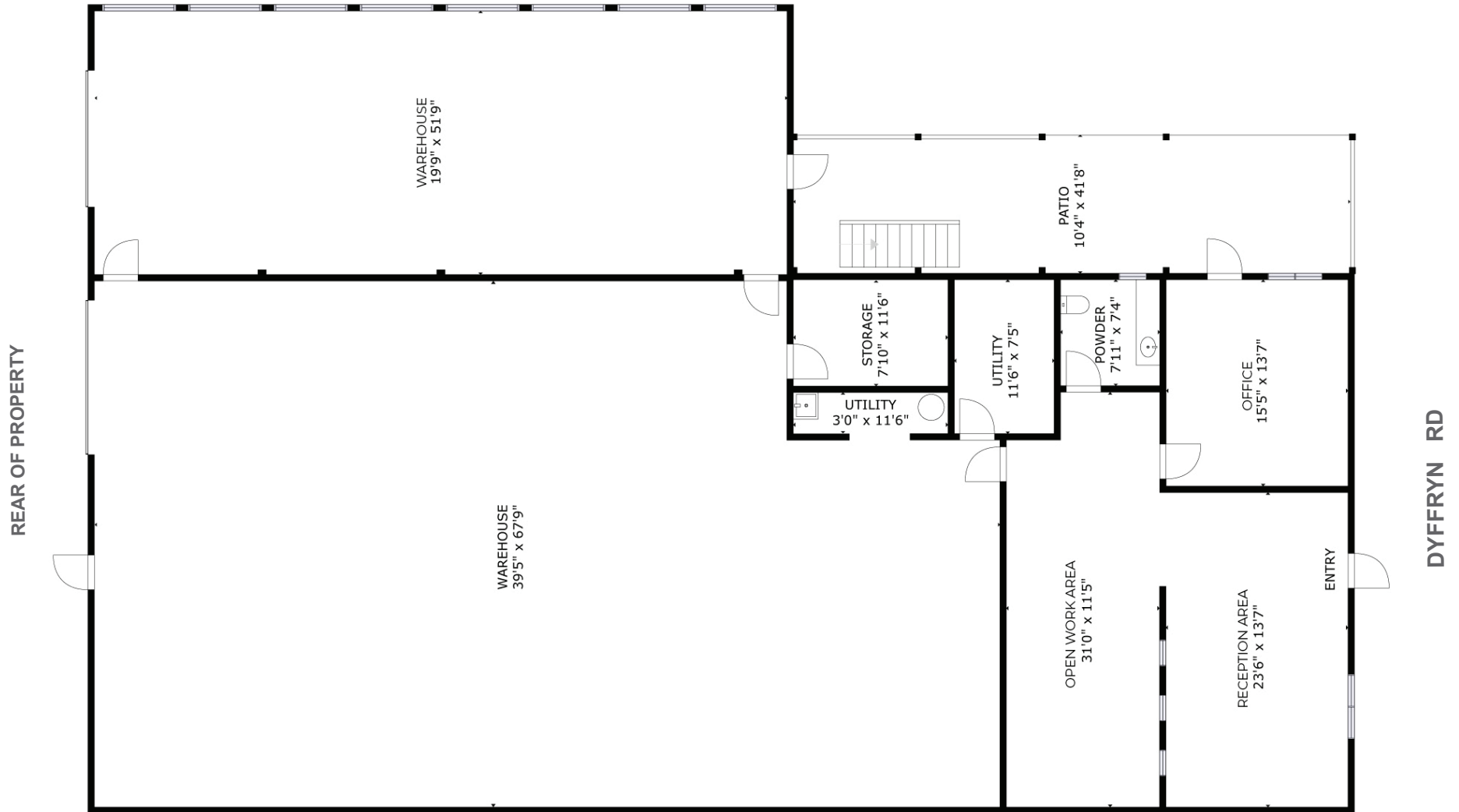
Site Plan



Exterior Photos



Floor Plan - Main



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

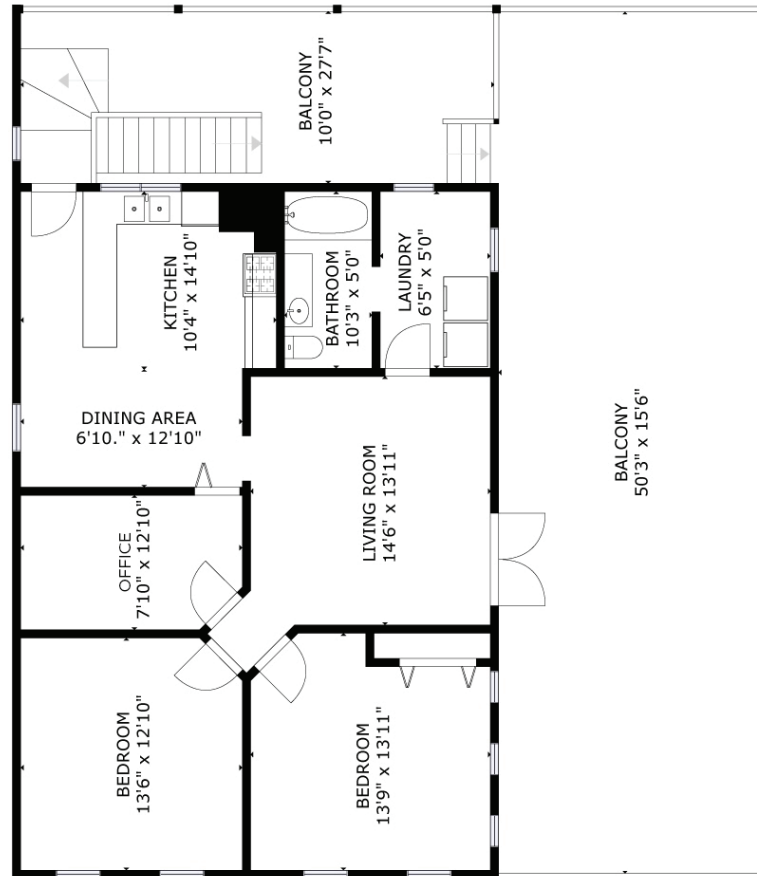
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Interior Photos - Main



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Floor Plan - Upper

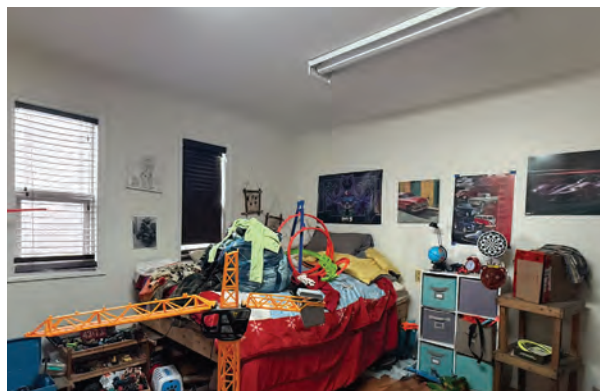


DYFFRYN RD

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Interior Photos - Upper



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Aerial Images of Property



Zoning Bylaw

1101 LIGHT INDUSTRIAL ZONE (I.1)

1. Permitted Uses of Land, Buildings, and Structures:

The following uses shall be permitted in the Light Industrial Zone (I.1):

- a. Accessory buildings and structures including Steel Cargo Containers
- b. Accommodation including one (1) dwelling unit for the owner, operator, or employee of the principal and permitted use
- c. Civic and public services uses
- d. Food service including bakeries, ~~and~~ coffee shops, **and mobile street vendors** (B/L 887, 2023)
- e. Livestock and farm equipment auctions
- f. Retail sales (including parts and accessories) of automobiles, building supplies, chemicals, farm equipment (including service), heavy equipment and machinery, irrigation equipment (including service), lumber, manufactured homes (including service), tools and small equipment, trucks, **domestic and agricultural animal feed, supplies and accessories**, and other products manufactured or processed on site (B/L 888, 2023)
- g. Service and repair including auction marts, automobile body and paint shops, automobile service and repair, battery shops, boat service and repair, bottling plants and depots, car wash, cheese factory, crematoriums, cold storage plants, frozen food lockers, glass shops, greenhouses, hatcheries, heavy equipment and machinery, laboratories, machine shops, manufacturing and processing provided that they do not create fire, explosion, or safety hazards; noise in excess of average intensity of street and traffic noise in the area in question; emit smoke, dust, dirt, toxic, or offensive odours or gas; and there is no production of heat or glare perceptible from any lot line of the site on which the use is located, mini storage facilities, nurseries, petroleum distribution installations, printing shops, recreation vehicle servicing and rental, service stations, sign shops, taxidermists, tire shops, tools and small equipment servicing and rental, trade contractors offices including storage, truck service and repair, truck wash, trucking yards and terminals including cartage and freighting, upholstery shops, warehousing (wholesale and distribution), weigh scales, and welding shops
- h. Transportation facilities including passenger transportation depots and taxi dispatch offices
- i. Manufacture, repair and distribution of hydraulic cylinders.

j. Cannabis Production Facilities

(Bylaw No. 826, 2019)

Corporation of the Village of Lumby Zoning Bylaw 750, 2012

2. Floor Area:

The dwelling unit shall have a minimum floor area of 60 m² (645.8 square feet) and shall be an integral part of the principal building.

3. Height of Buildings and Structures:

The height of buildings and structures shall not exceed 12 m (39.37 feet).

4. Lot Area:

Each lot shall have an area of not less than 650 m² (6,997 square feet).

5. Lot Coverage:

Lot coverage shall be not greater than sixty percent (60%) of the lot area for all buildings and structures.

6. Lot Frontage:

Each lot shall have a road frontage of not less than 20 m (65.62 feet).

7. Setbacks:

a. Exterior Side Yard:

An exterior side yard free of all buildings and structures shall, where applicable, be provided with a depth of not less than 6 m (19.68 feet), except that where a lot is separated from a lot in a Residential or Rural zone by a street, an exterior side yard free of all buildings and structures shall be provided with a depth of not less than 9 m (29.53 feet).

b. Front Yard:

A front yard free of all buildings and structures shall be provided with a depth of not less than 6 m (19.68 feet), except that where a lot is separated from a lot in a Residential or Rural zone by a street, a front yard free of all buildings and structures shall be provided with a depth of not less than 9 m (29.53 feet).

c. Rear Yard:

No rear yard shall be required, except where a lot abuts a lot in a Residential or Rural zone or is separated by a lane therefrom, a rear yard free of all buildings and structures shall be provided with a depth of not less than 9 m (29.53 feet).

d. Interior Side Yards:

No side yard shall be required, except that where a lot abuts a lot in a Residential or Rural zone or is separated by a lane therefrom, a side yard free of all buildings and structures shall be provided with a width of not less than 6 m (19.68 feet).

Corporation of the Village of Lumby Zoning Bylaw 750, 2012

Zoning Bylaw (continued)

e. Water Bodies:

Flood Construction Levels and Floodplain Setbacks of buildings and structures and Riparian Assessment Area setbacks for all development must conform with the provisions of Section 500 of this bylaw.

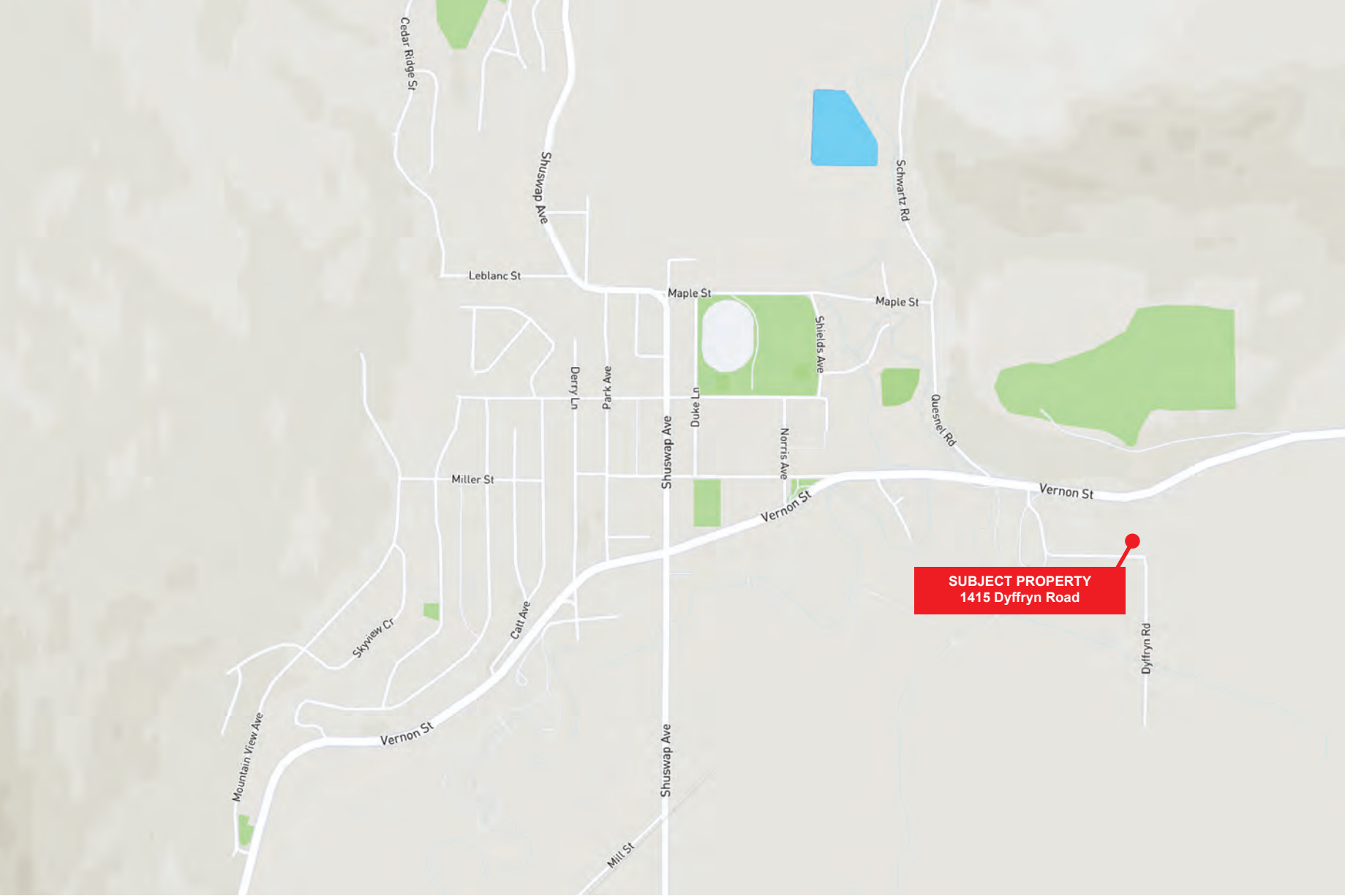
8. Other Requirements:

- a. No business or undertaking shall be carried on on any lot or lots situate within this zone unless the proprietor or owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required to be obtained.
- b. All permitted uses shall be housed completely within an enclosed building, except for outdoor display, rental, sale or storage yards, parking and loading facilities, **mobile street vendors**, and restricted agricultural use.
(B/L 887, 2023)
- c. Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.
- d. A dwelling unit for the use of the owner, operator, or employee of the principal and permitted use shall be located either at the second storey level or behind the industrial premises, but being an integral part of these premises.
- e. Off-street parking shall be provided and maintained in accordance with the provisions of Section 600 of this Bylaw.
- f. Screening and landscaping shall be provided in accordance with the requirements of Section 700 of this Bylaw.
- g. With respect to service station use, the fuel pumps and accessory structures shall not be located closer than 17 m (55.77 feet) from the centre line of a controlled access highway.
- h. No storage yard or area shall be permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated there from by a street or main thoroughfare.
- i. Steel cargo containers may only be contained within an outdoor storage area surrounded by a screen as outlined in Section 700.1.a of this bylaw. In no case shall a steel cargo container be stacked above the height of the surrounding screen. Containers containing flammable or combustible liquids must be setback no less than 3 m (9.84 feet) from combustible structures or other fire loads.

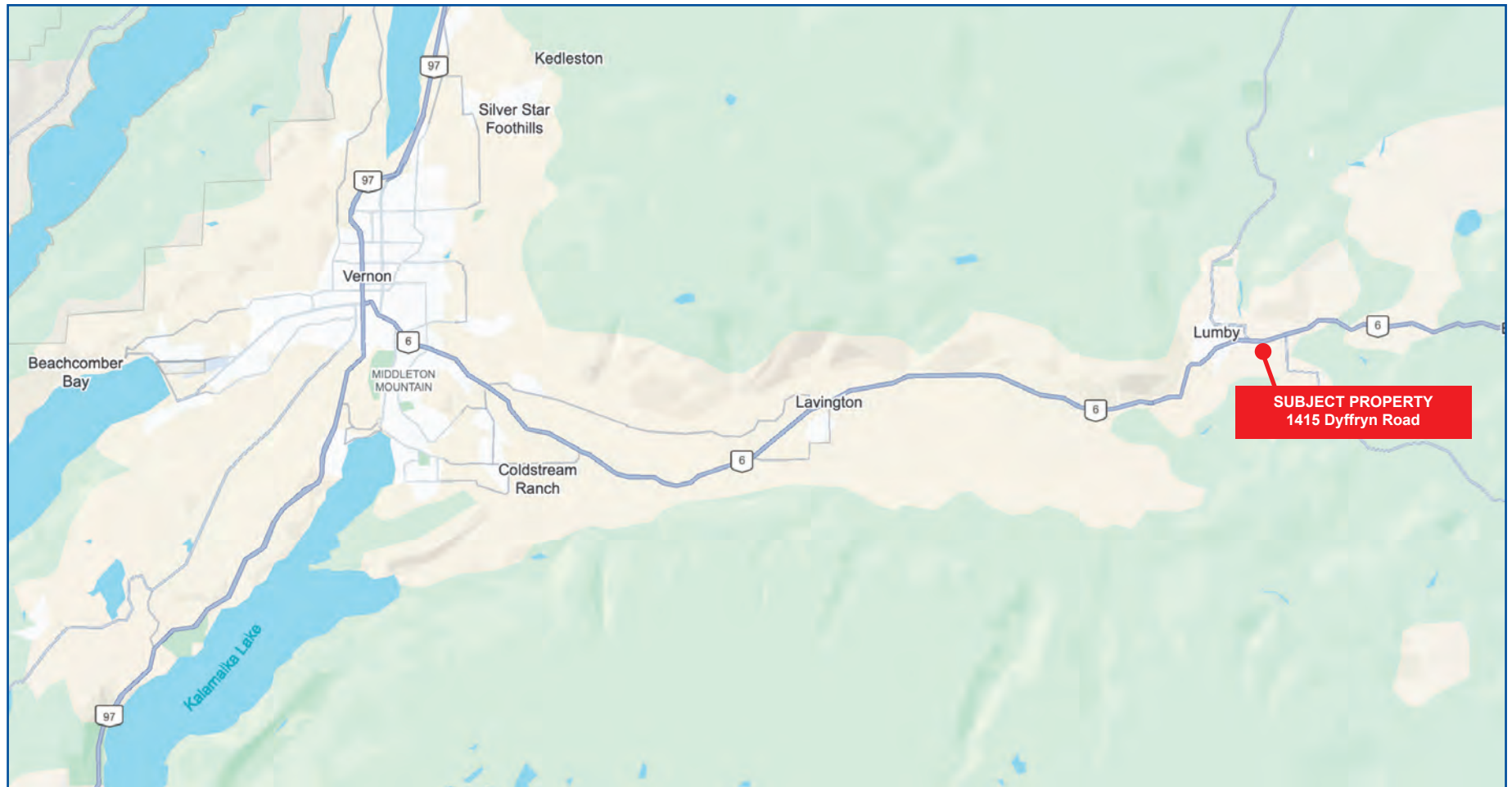
E&OE: This information derived from the Village of Lumby - Zoning Bylaw 750 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw 750 on the Village of Lumby's website.

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Lumby Location Map



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