

**REMAX**  
COMMERCIAL®

**FOR SALE**  
**INDUSTRIAL DEVELOPMENT OPPORTUNITY**  
3116 Appaloosa Road, Kelowna, BC



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

Each Office Independently Owned and Operated.

## Property Details

**Civic Address:**

3116 Appaloosa Road, Kelowna, BC

**Legal Description:**

Lot B, Plan KAP35661, Section 3, Township 23, ODYD

**PID:**

011-900-633

**Location:**

Located midblock on the north side of Appaloosa Road, between Academy Way and Arab Crt

**Lot Size:**

±1.00 Acres or ±43,560 SF

**Main Building Size:**

±2,193 SF

**Current Zoning:**

RR2 - Small Lot Rural Residential

**2040 OCP Zoning Designation:**

Ind - Industrial

**Property Taxes (2025):**

\$4,540.05

**List Price:**

\$2,090,000

## Centrally Located Property with Industrial Development Potential Supported by the Kelowna's New 2040 OCP

**Features:**

This prime lot is located on the north side of Appaloosa Rd between Academy Way and Arab Court.

- ▶ Property totals approximately 1.00 acres or ±43,560 SF, is rectangular in shape and has ±104 FT of frontage along Appaloosa Rd and is ±420 FT deep
- ▶ The Appaloosa Road area has been designated as one of the main industrial growth areas in the City of Kelowna
- ▶ Kelowna's 2040 OCP designates the future land use in the area as Ind - Industrial
- ▶ Potential to rezone the property to I2 - General Industrial which allows for maximum site coverage of all buildings of 60%, maximum FAR of 1.5 and a maximum height of 16m or 52.4 ft
- ▶ Potential to develop an industrial complex to a maximum of 65,340 SF based on I2 zoning guidelines
- ▶ Existing, well maintained, single family home with 4 bedrooms and 3 bathrooms totaling ±2,193 SF that includes a in-law suite on the lower level (non legal) with a separate entrance can provide potential holding income, if rented, while waiting for redevelopment
- ▶ Property also has a detached workshop/garage that is approximately 32' x 20'
- ▶ Located in the Reid's Corner/Sexsmith area of Kelowna with easy access to Highway 97 N via Academy Way & Sexsmith Road
- ▶ Property benefits from a lower BC Assessment value based on Assessment Relief - Section 19(8) of the Assessment Act that was applied for by the current owners, this assessment relief serves to lower the overall tax base
- ▶ For more information or to arrange a tour of this property 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: 3116 Appaloosa Road, Kelowna, BC**

## Aerial Photos



**FOR SALE: 3116 Appaloosa Road, Kelowna, BC**

## Site Plan

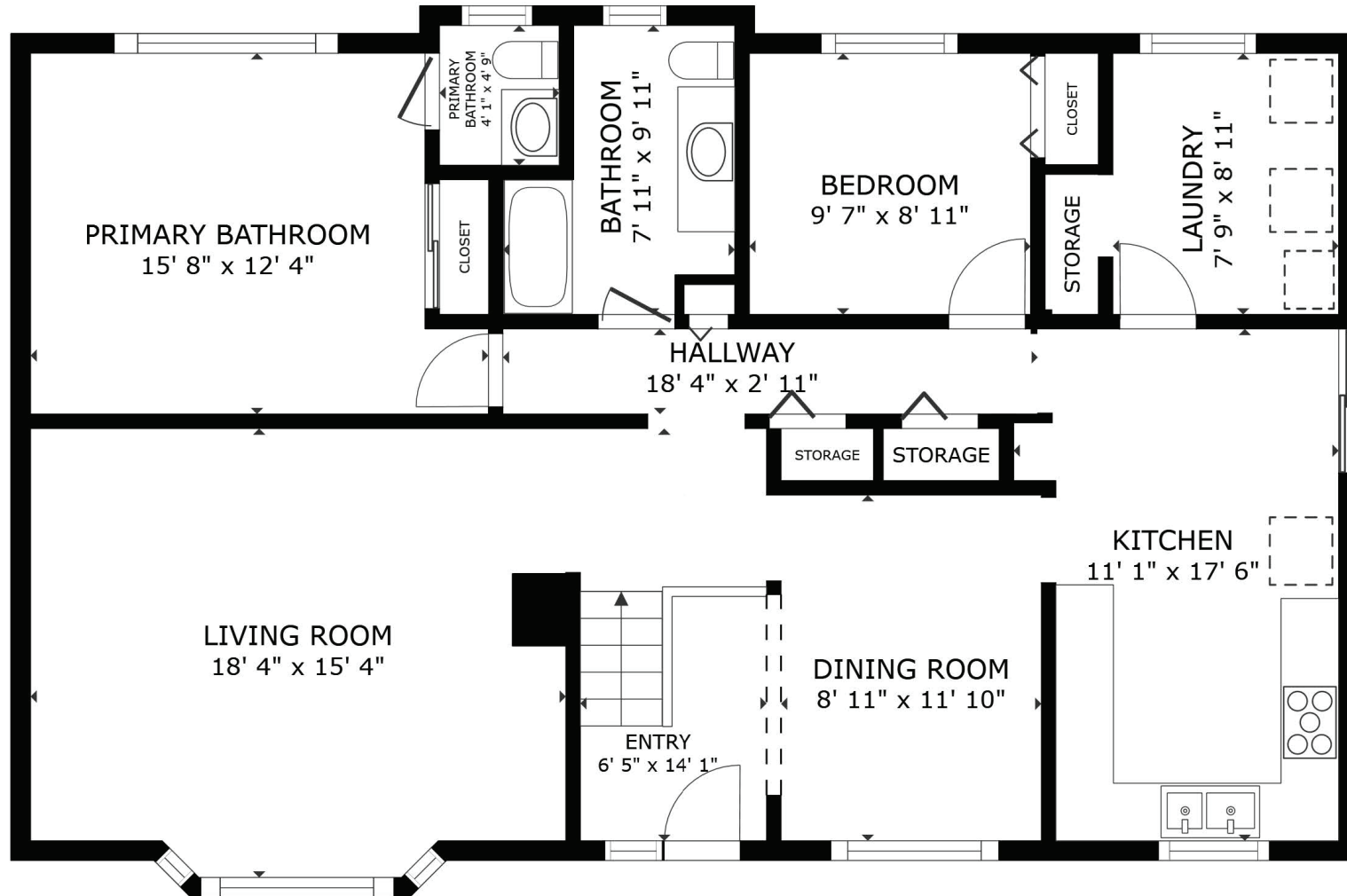


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## Exterior Photos



## Main Building Floor Plan - Main Floor



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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## Main Building Floor Plan - Basement



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



## Density and Redevelopment Potential

3116 Appaloosa Road is a well-situated property in the Reid's Corner/Sexsmith/Appaloosa area of Kelowna. The property totals approximately 1.00 acres or about 43,560 SF, and currently contains a single-family home of about 2,193 SF and a detached workshop/garage.

The property is rectangular in shape and slopes slightly towards the south. There is approximately 104 FT of frontage along Appaloosa Rd and the property is approximately 420 FT deep.

This area of Kelowna has been designated as one of the main industrial growth areas in the City and the 2040 OCP indicates that the future land use is IND - Industrial. The area is in transition with a number of the existing properties having already been rezoned to I2 – General Industrial.

As a development opportunity there is potential to rezone the property to I2, similar to the surrounding properties. A potential rezoning to I2 would allow for a new industrial complex to be built with a maximum site coverage of 60%, maximum FAR of 1.5 (max. 65,340 SF) and a maximum height of 16 M or 52.4 FT.

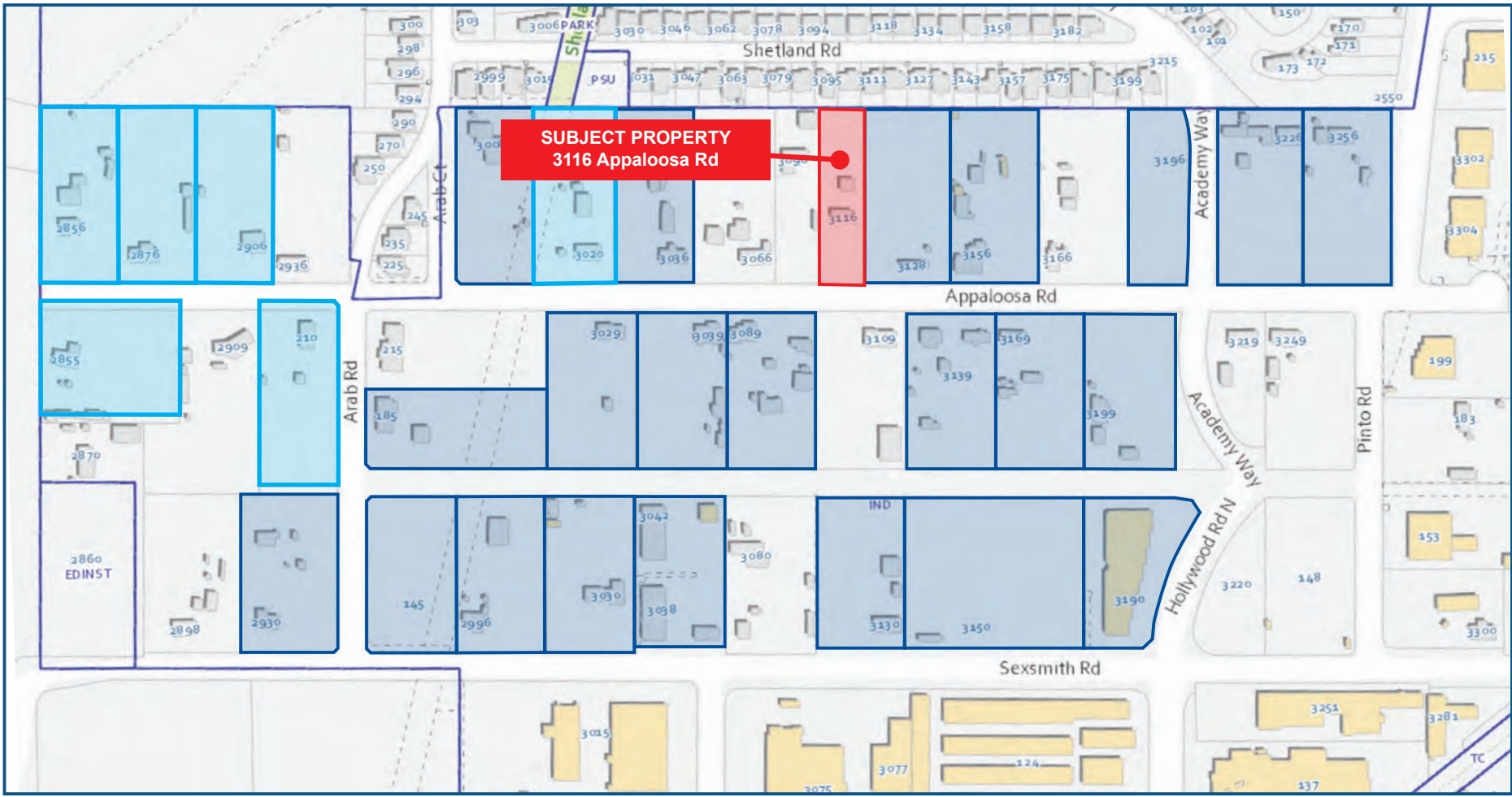
### DENSITY ANALYSIS OF POTENTIAL PROPERTY REDEVELOPMENT

| BASE CALCULATIONS                               | Current Building   | New Industrial Building |
|---|--------------------|-------------------------|
| Total Site Area (Acres)                         | ±1.00              | ±1.00                   |
| Total Site Area (SF)                            | ±43,560            | ±43,560                 |
| Zoning  | RR2                | I2                      |
| Max Site Coverage of Building                   | 30%                | 60%                     |
| Max FAR Allowable                               | -                  | 1.5                     |
| Max Height                                      | 10 m               | 16 m                    |
| Existing SF of Buildings                        | ±2,193 SF (actual) | -                       |
| Max. Footprint of Building                      | -                  | ±26,136 SF              |
| Buildable Area                                  | -                  | ±65,340 SF              |
| Max # of Storeys                                | -                  | 3                       |
| Actual/Potential Floor Area Per Floor           | -                  | ±21,780 SF              |
| Potential Industrial Units at 3,000 SF Per Unit | -                  | ±7                      |

**NOTES:**

General information about the subject property has been acquired from the City of Kelowna website and property information system. Properties in the area that are currently zoned I2 have a Max Density FAR 1.5 for industrial buildings. There are no additional allowances for Bonus Density FAR for Public Amenity & Street-scape Bonus or Rental or Affordable Housing Bonus.

**Sexsmith-Appaloosa Industrial Growth Area**



Source: City of Kelowna





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## Future Land Use Map



## 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

#### 14.11 Commercial and Urban Centre Zone Development Regulations

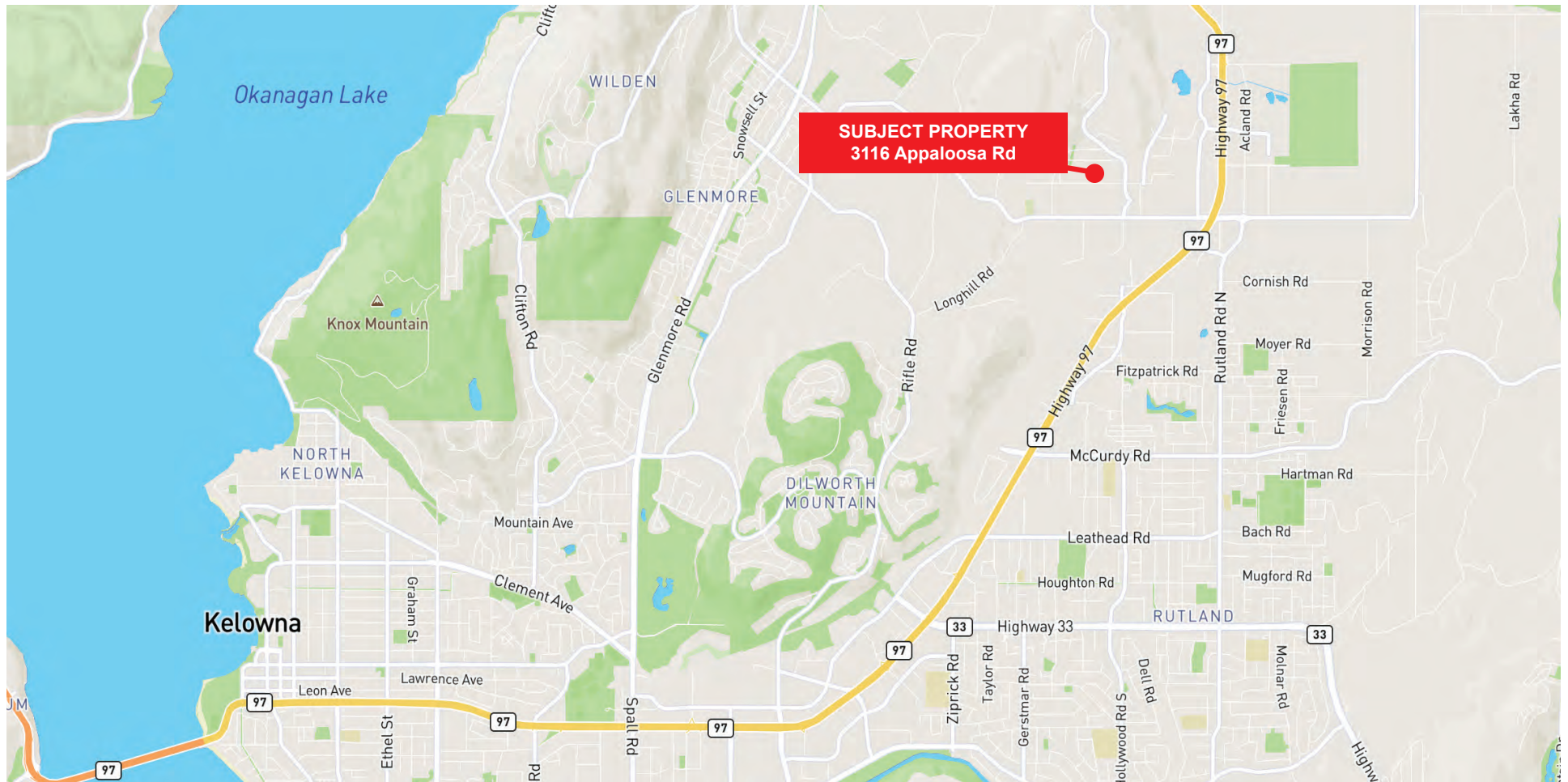
Maximum site coverage of all buildings is 60%  
Maximum site coverage of all buildings, structures & impermeable surfaces is 90%  
Minimum front yard setback is 2.0 m  
Minimum flanking side yard setback is 2.0 m  
Minimum side yard setback is 0.0 m  
Minimum rear yard setback is 0.0 m  
The minimum lot area is 4,000 m<sup>2</sup>, maximum lot area is n/a

#### 14.14 Density and Height

Minimum (if applicable) & maximum base density is 1.5 FAR  
Maximum public amenity & street-scape bonus is n/a  
Maximum rental or affordable housing bonus is n/a  
Maximum base height is 3 storeys and 16.0 m  
Maximum height with Bonus FAR is n/a

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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