FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

3116 Appaloosa Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation

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REMAX Commercial - REMAX Kelowna

#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SALE: 3116 Appaloosa Road, Kelowna, BC

Property Details

Civic Address:
3116 Appaloosa Road, Kelowna, BC

Legal Description:
Lot B, Plan KAP35661, Section 3, Township 23, ODYD

PID:
001-900-633

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 (2026):
$5,065.30

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

Aerial Photos









Site Plan



Exterior Photos



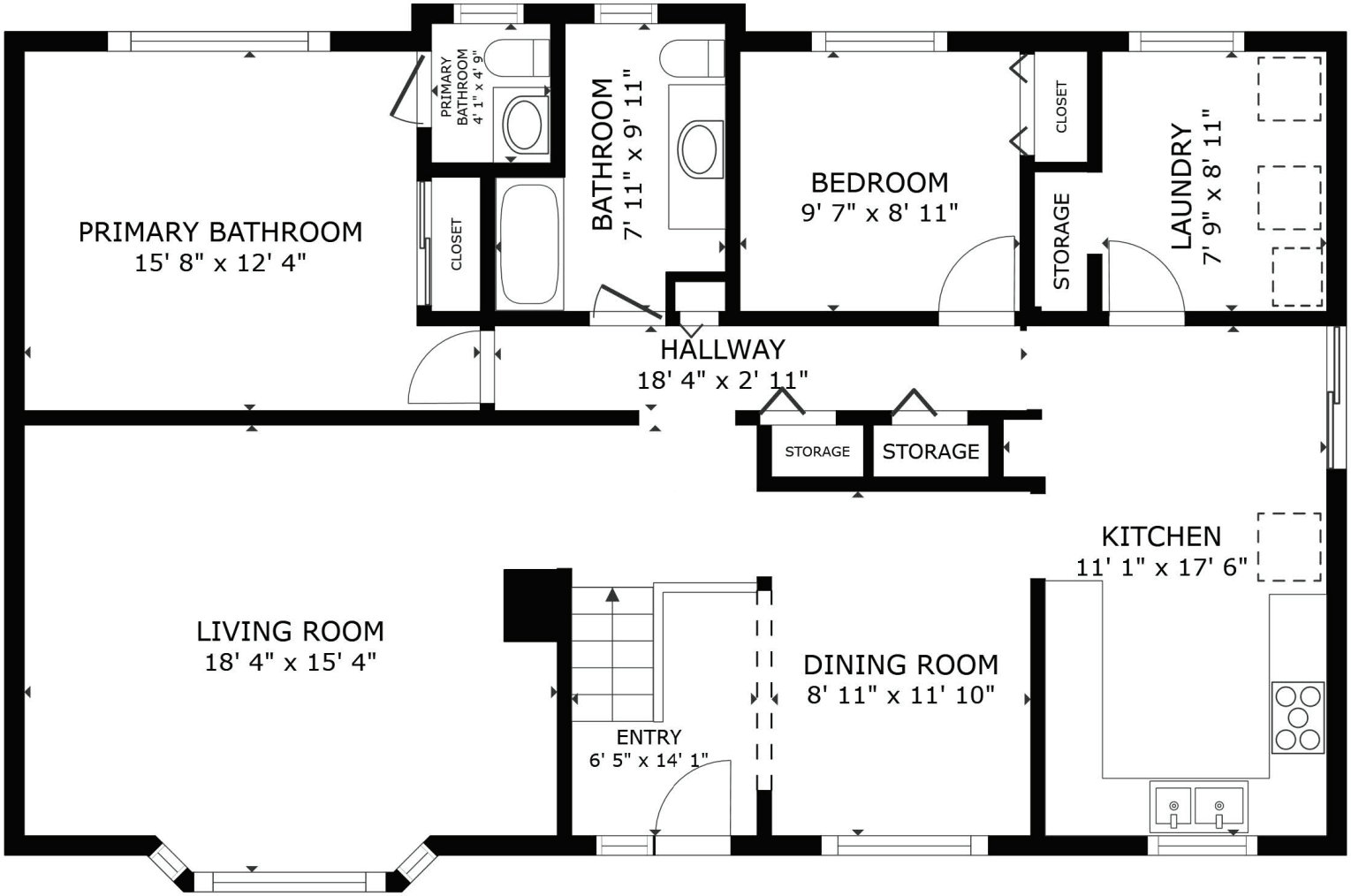






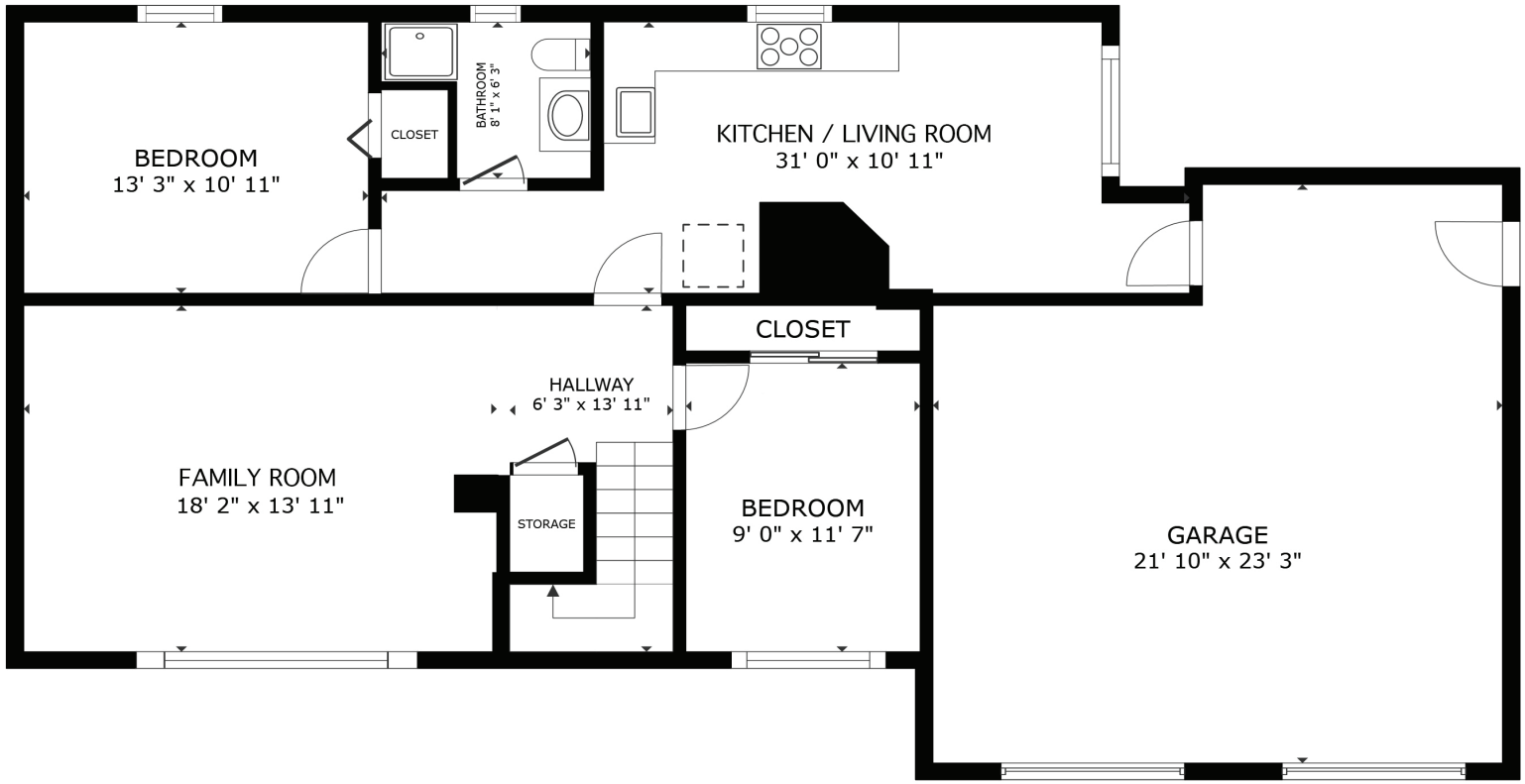
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Main Building Floor Plan - Main Floor



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

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.

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

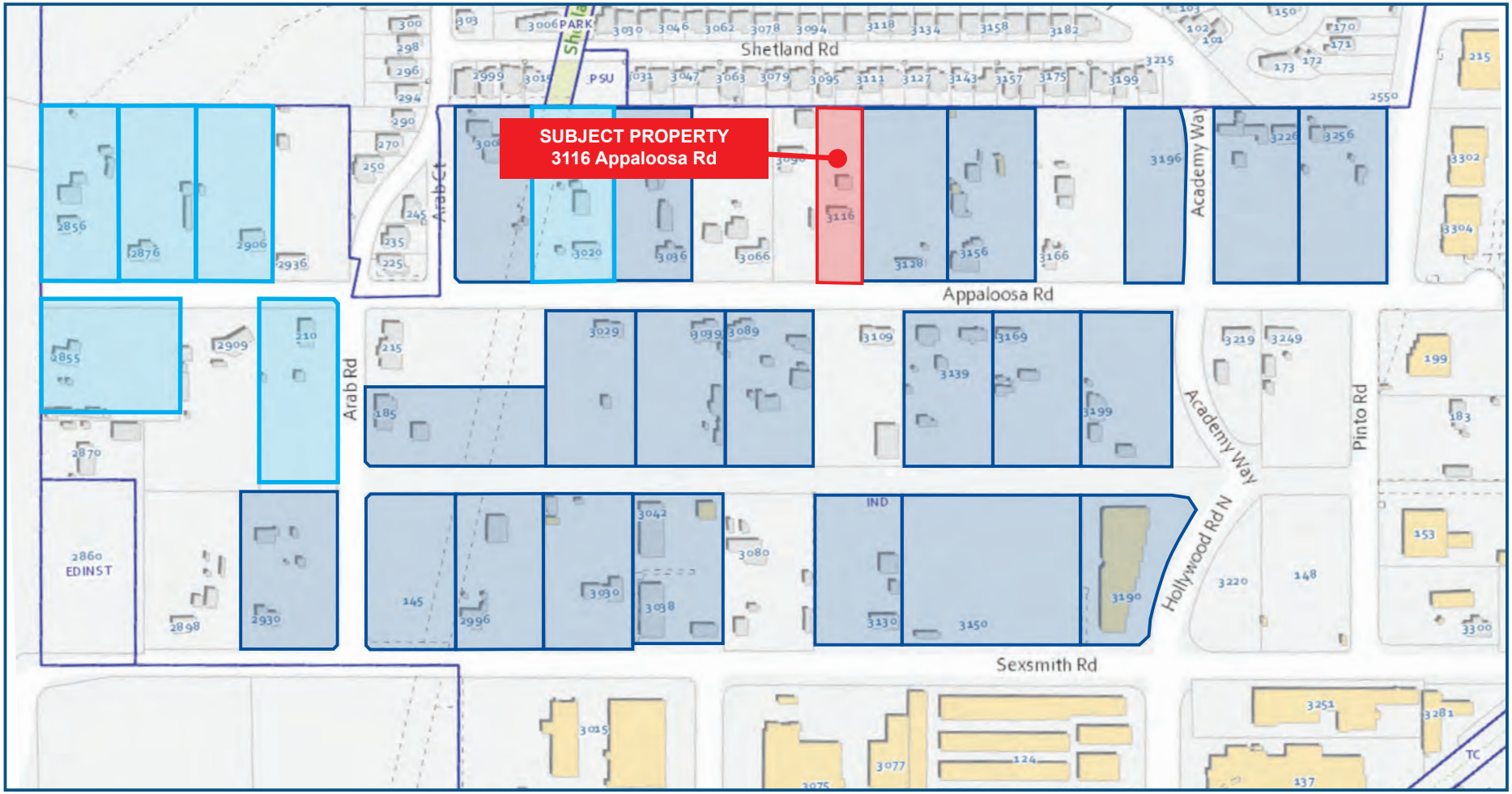
NOTES:

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.

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Sexsmith-Appaloosa Industrial Growth Area



Source: City of Kelowna

Subject Property

Industrial Zoned Properties

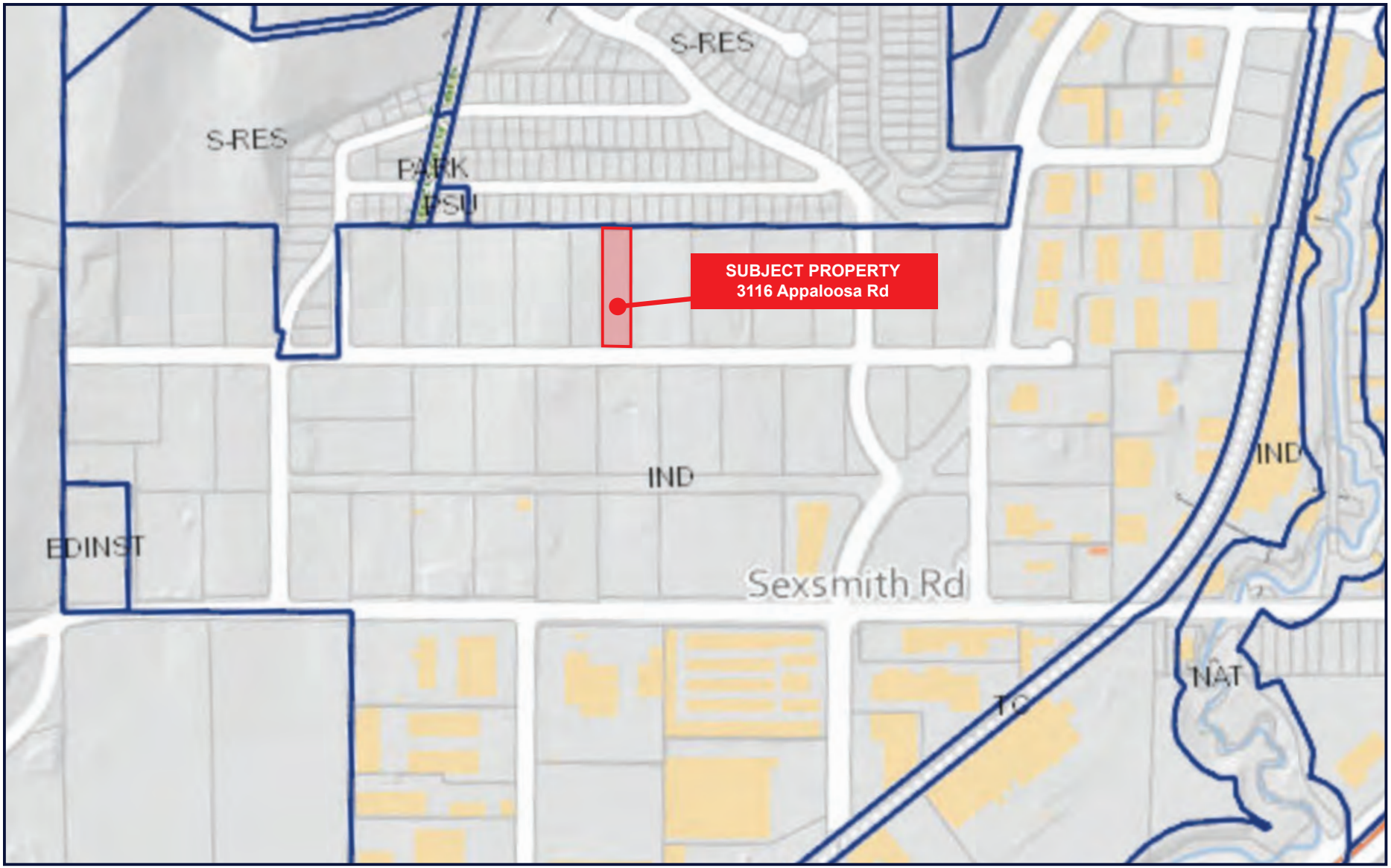
Industrial Rezoning Pending

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Current Zoning Map



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

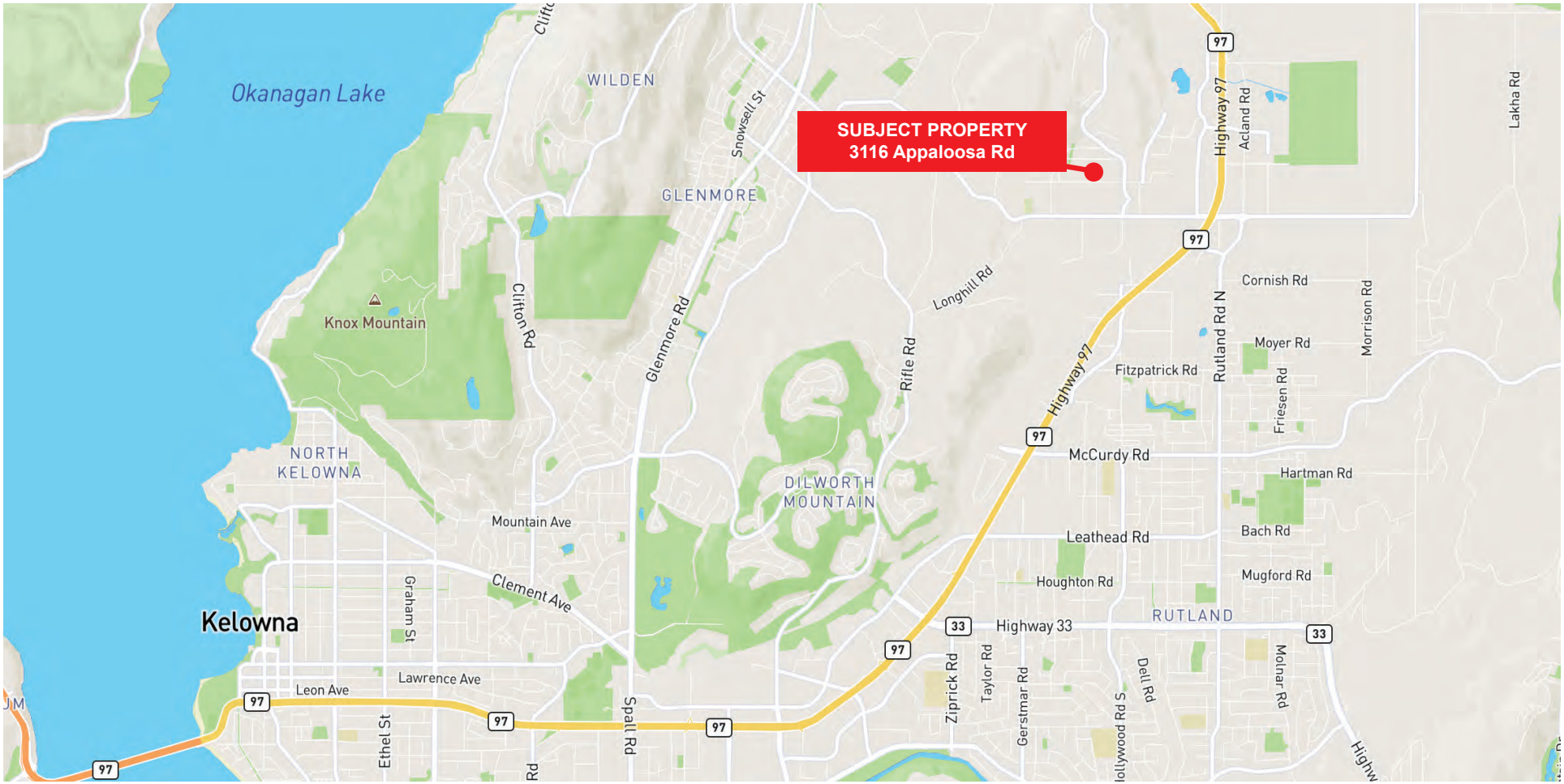
Maximum site coverage of all buildings is 60%
Maximum site coverage of all buildings, structures & impermeable surfaces is 90%
Minimum front yard setback is 2.0 m
Minimum flanking side yard setback is 2.0 m
Minimum side yard setback is 0.0 m
Minimum rear yard setback is 0.0 m
The minimum lot area is 4,000 m2, 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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