

Dave Manuel

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Commercial Division

# I2 Zoned Commercial Warehouse in the heart of Kelowna for sale!

**LOCATION, LOCATION, LOCATION**

**1625 Dilworth Drive Unit #205 Kelowna, British Columbia**

**\$1,132,000**

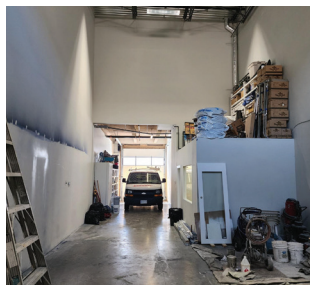


- One and a half blocks from Hwy 97
- Close to downtown- 8 minute drive
- Located in the center of the city, with good access to other services/shopping, and commercial operations in 4 different directions





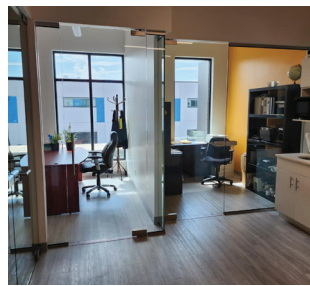
Shop



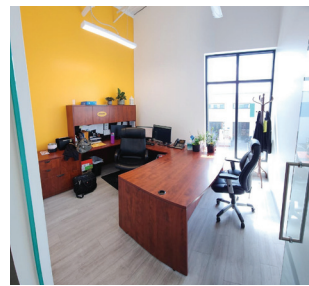
Shop



Stairs & Shop Door



Office Area



Office



Office



Lunch Room



Board Room



Waiting Area



Restroom

# 1625 Dilworth Drive Unit #205 Kelowna, BC

Warehouse and office space, I2 Industrial Zoned property, located right in the heart of Kelowna, a modern strata title unit, with three parking spaces. The Shop/bay area is 1,464 SF on the main level, featuring 24' clear ceiling height, an at-grade load overhead door, exterior glazing on 2 levels, and a modern high-quality office space with 581 SF on the fully enclosed concrete mezzanine, collectively offering a total floor area of 2,045 SF. , three separate offices with commercial glazing, storage space, waiting area and mini kitchen all located on the mezzanine.

Heating and cooling is separate from warehouse space. Constructed using tilt-up concrete, this is built to last. 10' X 12' bay door + man door on the front. Grade level includes a 2-piece handicap accessible washroom, a boardroom (with storage on top). Boardroom could be removed if the full bay space is required. IntraUrban Enterprise has been architecturally designed from the ground up for the needs of modern business. Unit 205 offers an exceptional opportunity to own functional warehouse/office space within Kelowna's central core. Unit 205 offers 1,464 SF on the main level, and 581 SF on the concrete-enclosed mezzanine, collectively offering a total floor area of 2,045 SF. Featuring 24' clear ceiling height, grade load overhead door.

- Offering a total floor area of 2,045 SF
- Shop/bay area of 1,464 SF on the main level
- PROFESSIONAL OFFICE SPACE on the second floor with waiting lounge, mini kitchen and three offices with commercial glazing throughout. A bright open functional space, with lots of light
- High Quality Building- Tilt-Up Concrete Construction
- six-year-old build

### Additional Information

- **MLS® Number: 10367088**
- **Annual Property Taxes \$10,507.45**
- **Three dedicated Parking Spaces + Visitor parking**
- **Strata fee \$353 per month**

### Contact:

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## **15.2 I2 – General Industrial** **I2rcs – General Industrial (Retail Cannabis Sales)**

### **15.2.1 Purpose**

The purpose is to provide for **general industrial uses**.

### **15.2.2 Principal Uses**

The **principal uses** in this zone are:

- (a) **analytical testing**
- (b) **animal clinics, major**
- (c) **auctioneering establishments**
- (d) **automotive and equipment repair shops**
- (e) **automotive and minor recreation vehicle sales/rentals**
- (f) **breweries and distilleries, major**
- (g) **breweries and distilleries, minor**
- (h) **bulk fuel depots**
- (i) **cannabis production facilities**
- (j) **commercial storage**
- (k) **contractor services, general**
- (l) **contractor services, limited**
- (m) **convenience vehicle rentals**
- (n) **custom indoor manufacturing**
- (o) **emergency and protective services**
- (p) **equipment rentals**
- (q) **fleet services**
- (r) **food primary establishment**
- (s) **gas bars**
- (t) **general industrial uses**
- (u) **household repair services**
- (v) **liquor primary establishment, minor**
- (w) **outdoor storage**
- (x) **participant recreation services, indoor**
- (y) **private clubs**
- (z) **rapid drive-through vehicle services**
- (aa) **recycling depots**
- (bb) **recycled materials drop-off centres**
- (cc) **service stations, minor**
- (dd) **service stations, major**
- (ee) **temporary shelter services**
- (ff) **truck and mobile home sales/rentals**
- (gg) **utility services, minor impact**
- (hh) **vehicle and equipment services, industrial**
- (ii) **warehouse sales**

### **15.2.3 Secondary Uses**

The **secondary uses** in this zone are:

- (a) **agriculture, urban**
- (b) **child care centre, major**
- (c) **residential security/operator unit**
- (d) **retail cannabis sales establishment (I2rcs only)**

**15.2.4 Subdivision Regulations**

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m<sup>2</sup>.

**15.2.5 Development Regulations**

- (a) The maximum **floor area ratio** is 1.5.
- (b) The maximum **site coverage** is 60%.
- (c) The maximum **height** is 14.0 m.
- (d) The minimum **front yard** is 7.5 m.
- (e) The minimum **side yard** is 4.5 m, except it is not required **abutting a lot** in the C or I zones, and it is 6.0 m on a **flanking street**.
- (f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

**15.2.6 Other Regulations**

- (a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- (c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radioactive materials.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.