



## *Commercial Development Site in Glenrosa*

- Opportunity to purchase a 1.72-acre commercial site with 1.48 acres of usable land
- Located in Glenrosa — a growing community with demand for commercial services
- C2 - Neighbourhood Commercial zoning, supporting a broad range of retail, restaurant, service, and mixed-use concepts

# PROPERTY DETAILS

**LIST PRICE: \$3,330,000**

|                                |   |
|--------------------------------|---|
| <b>CIVIC ADDRESS</b>           | Morningside Drive, West Kelowna, BC                                       |
| <b>LEGAL DESCRIPTION</b>       | Lot 30 District Lot 3482 Osoyoos Division<br>Yale District Plan EPP130482 |
| <b>PID</b>                     | 032-097-506   |
| <b>LAND AREA</b>               | 1.72 acre site, with 1.48 acres of usable land                            |
| <b>ZONING</b>                  | C2, Neighbourhood Commercial  |
| <b>FUTURE LAND USE</b>         | Commercial  |
| <b>POTENTIAL DENSITY (FAR)</b> | FAR up to 1.0<br>Up to 3 storeys permitted<br>40% maximum site coverage   |
| <b>PROPERTY TAXES</b>          | \$25,725.34 (2025)  |
| <b>SERVICING &amp; POWER</b>   | Water, power & sewer  |



## OVERVIEW

**MORNINGSIDE DRVE,  
WEST KELOWNA, BC**

### Commercial Development Opportunity

HM Commercial Realty is pleased to present the opportunity to purchase commercial development land in West Kelowna's Glenrosa Neighbourhood.

- 1.72-acre commercial site with 1.48 acres of usable land
- Situated in Glenrosa — a rapidly growing, family-oriented residential neighbourhood with rising demand for convenient nearby commercial amenities
- Easy, efficient access from Glenrosa Road and surrounding residential areas
- Adjacent to The Trails master-planned residential community — a ±200-home development consisting of approximately 109 single-family homes and two multi-family sites, with remaining phases advancing toward full build-out over the coming years, bringing substantial new residential density directly next to the property
- Concept site plan for the property available in the data room with a signed NDA
- C2 - Neighbourhood Commercial zoning, supporting a broad range of retail, restaurant, service, and mixed-use concepts

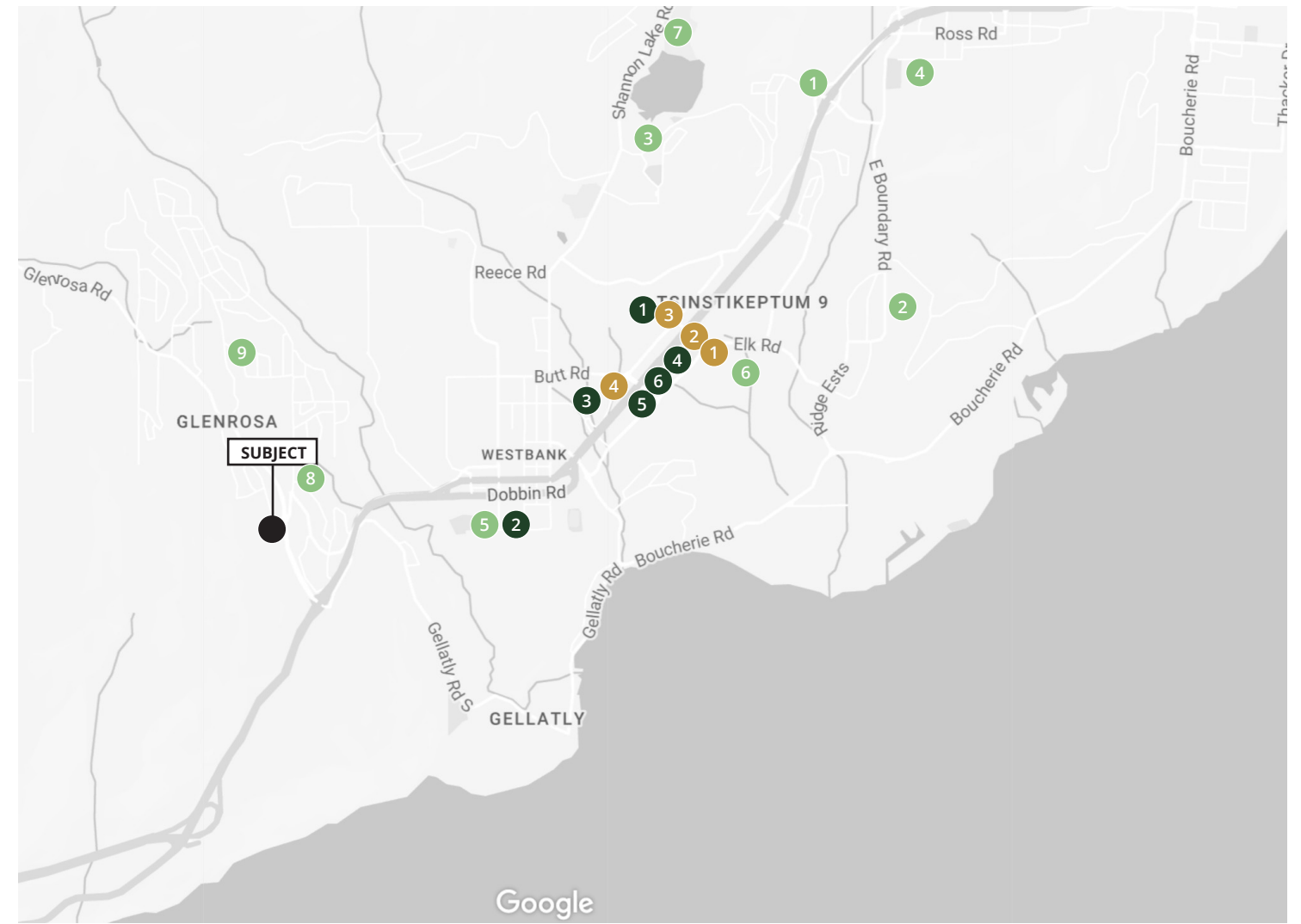
- Zoning highlights:
  - o FAR up to 1.0
  - o Up to 3 storeys permitted
  - o 40% maximum site coverage
  - o Residential apartments permitted above ground-floor non-residential uses, supporting a mixed-use development model
- Highly suitable for small-format grocery, restaurant/QSR, neighbourhood retail, café, medical, wellness, or other service-oriented tenants
- Located just 750 metres from Highway 97, providing direct, convenient regional access
- Represents the closest retail/commercial destination for Glenrosa residents, ensuring strong neighbourhood demand and local capture
- Strategically positioned along the highway corridor:
  - o The first commercial opportunity after Merritt when traveling east
  - o Last opportunity before leaving West Kelowna when traveling west



# AERIAL

## Desirable Location in Genrosa

The subject property is well located in Glenrosa, shortly off of Highway 97. It is situated just minutes from area schools and a variety of parks, and just 3 minutes from Westbank Town Centre. It benefits from being closest retail/commercial destination for Glenrosa residents, ensuring strong neighbourhood demand and local capture



# LOCATION

## CIVIC & RECREATION

1. Constable Neil Bruce Middle
2. Chief Tomat Elementary
3. Shannon Lake Elementary
4. Mount Boucherie Secondary
5. George Pringle Secondary
6. Two Eagles Golf Course
7. Shannon Lake Golf Course
8. Webber Road Elementary
9. Glenrosa Middle School

## SHOPS & SERVICES

1. Walmart
2. Save-On Foods
3. Real Canadian Superstore
4. Home Depot
5. Winners
6. Canadian Tire

## RESTAURANTS & BREWERIES

1. 19 Okanagan Grill & Bar
2. Kelly O'Bryan's
3. Starbucks
4. Original Joes



# THE FINE PRINT

## *Important Information & Disclaimers*

This document/email has been prepared by HM Commercial Realty for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. HM Commercial Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HM Commercial Realty and / or its licensor(s).

**Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.**

# NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

|                          |  |
|--------------------------|--|
| <b>RE:</b>               | Morningside Drive, West Kelowna, BC                                    |
| <b>LEGAL DESCRIPTION</b> | Lot 30 District Lot 3482 Osoyoos Division Yale District Plan EPP130482 |
| <b>PID:</b>              | 032-097-506  |

## Collectively referred to as the Property (the "Property")

SALCO MANAGEMENT LTD and 684181 B.C. LTD ("the "Owner") is the Owner of the Property and has engaged Will Pigott Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Per: \_\_\_\_\_

|                          |                         |
|--------------------------|-------------------------|
| <b>Buyer's Signature</b> | Buyer's Company Name    |
| _____                    | _____                   |
| Buyer's Name             | Buyer's Company Address |
| _____                    | _____                   |
| Title                    | Email Address           |
| _____                    | _____                   |
| Phone Number             | Fax Number              |
| _____                    | _____                   |

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Per: \_\_\_\_\_

|                                  |                      |
|----------------------------------|----------------------|
| <b>Buyer Agent's Signature</b>   | Buyer Agency Name    |
| _____                            | _____                |
| Buyer Agent's Name(Please print) | Buyer Agency Address |
| _____                            | _____                |
| Title                            | Email Address        |
| _____                            | _____                |
| Phone Number                     | Fax Number           |
| _____                            | _____                |

**Once completed in full, please email to:**

info@hmcommercial.com  
Unison HM Commercial Realty  
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4  
Tel: (250) 712-3130

# LEADERS IN COMMERCIAL REAL ESTATE



HM COMMERCIAL REALTY

250-712-3130  
info@hmcommercial.com  
HMcommercial.com

100 - 730 Vaughan Ave  
Kelowna, BC  
V1Y 7E4

PROUDLY PRESENTED BY



**WILL PIGOTT**  
Commercial Real Estate Associate

250-575-2943  
will@hmcommercial.com