



FOR SALE

#307 & 309 - 1290 St Paul Street
Kelowna, BC

PROPERTY DETAILS

- Rare chance for 5 adjacent commercial strata lots that are built out as one contiguous well-appointed office space totalling 4,438 SF.
- Located on St. Paul Street in the modern Sole Downtown building that was developed by Edgcombe Builders Group in 2013, which is just down the street from the new UBCO Downtown.

FOR SALE

\$2,900,000

HIGH END OFFICE STRATA UNIT

#307 & 309 - 1290 St Paul Street,
Kelowna, BC

HM Commercial Realty is pleased to present the opportunity to purchase 5 adjacent commercial strata lots that are built out as one contiguous office space totalling 4,438 SF.

- Five adjacent strata lots built out as one well appointed office space totalling 4,438 SF
- Located on St. Paul Street in the modern Sole building that was developed by Edgcombe Builders Group in 2013, which is just down the street from the new UBCO Downtown.
- The unit is currently tenanted by a single user who is flexible with their lease and there is an opportunity for the tenant to vacate early.
- This bright and modern space features a reception area, 12 offices, open work areas, boardroom, 2 kitchenettes, in-suite washroom with shower, storage room, and a huge north-facing patio that runs along all 5 strata units.
- Property was previously utilized by 2 separate tenants, and 2 exterior entrances remain, providing demising options to accommodate multiple users.
- The unit benefits from 3 common area washrooms on the same floor.
- Includes 7 reserved parking stalls in the attached parkade.
- The building offers enhanced security with a 24/7 buzzer/fob system, on-site gym facility, and a large common area patio.
- Strata fees total \$2,896.83/month.



PROPERTY DETAILS



| | |
|--------------------------|--|
| CIVIC ADDRESS | #307 & 309 - 1290 St Paul Street, Kelowna, BC |
| LEGAL DESCRIPTION | STRATA LOT 7, 8, 9, 10, & 11 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2486 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| PID | 029-443-091; 029-443-075; 029-443-113; 029-443-105; 029-443-083 |
| UNIT SIZE | 4,438 SF |
| # OF UNITS | 5 |
| ZONING (CURRENT) | UC1 Downtown Urban Centre |
| FUTURE LAND USE | UC Urban Centres |
| PROPERTY TAXES | \$24,409.63 (2024) |
| STRATA FEES | \$2,896.83/month |

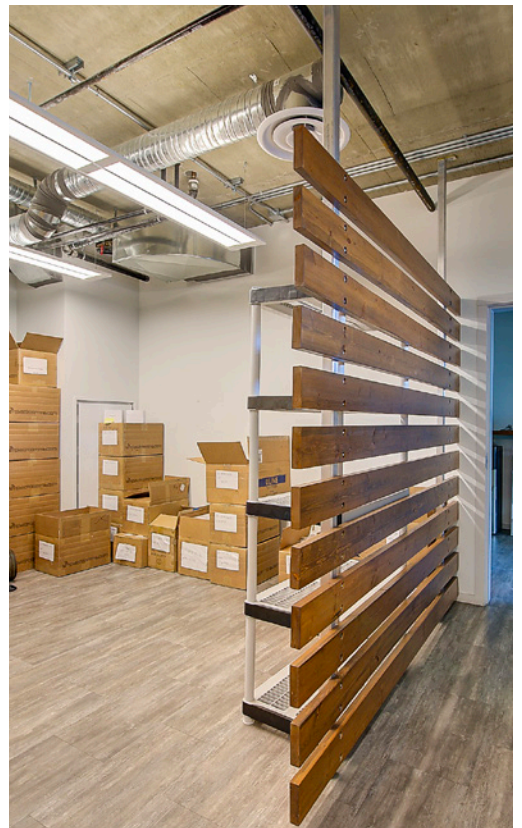
AERIAL MAP

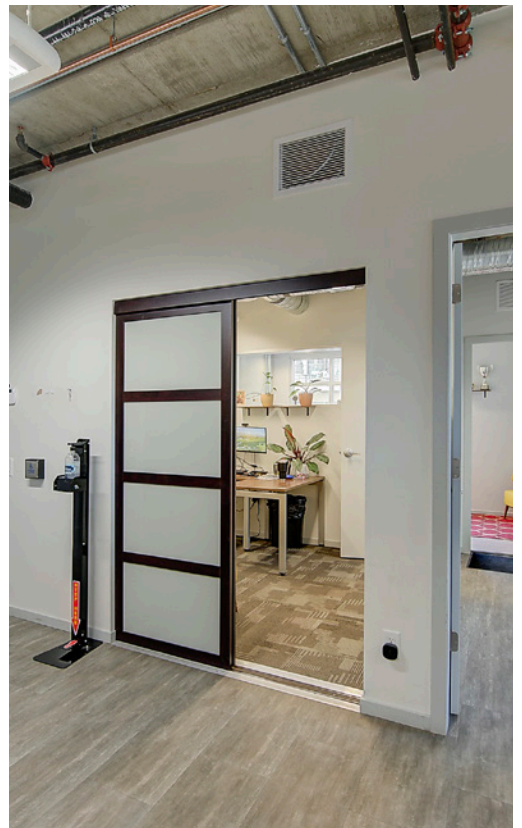
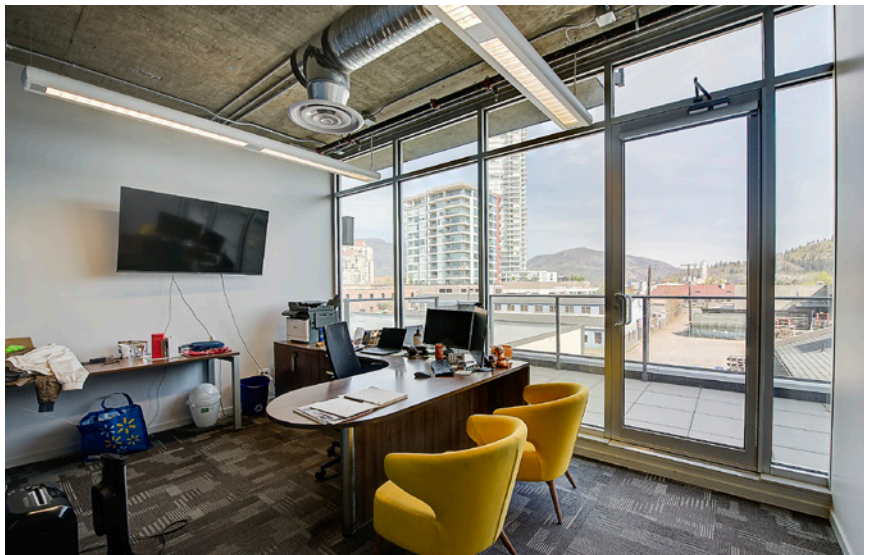
#307 & 309 - 1290 St Paul Street are exceptionally well located in Downtown Kelowna's Cultural District, just steps from local shops, restaurants, parks and professional services. It is situated just a few blocks from the Kelowna Yacht Club, City Hall, and just down the street from the new UBCO Downtown.



FLOOR PLAN







ABOUT THE COMMUNITY

Kelowna is a four-season playground welcoming over two million visitors annually from around the world.

The city offers numerous parks, trails, beaches and recreational facilities, which provide a range of activities, including hiking, biking, golfing, swimming, boating, and snow sports.

The city is also at the centre of the world-renowned Okanagan wine country, boasting over 40 wineries within a 20-minute drive and a host of award-winning microbreweries, distilleries, and cideries.

This, coupled with outdoor markets, galleries, and a vibrant arts and culture sector, makes Kelowna a popular tourist destination.

- » Kelowna International Airport (YLW)
- » World reknown wineries and breweries
- » Many festivals and events year round
- » Numerous world class golf courses
- » UBC Okanagan Campus
- » Okanagan College Campus
- » Four-hour drive to Vancouver
- » Two marinas for motor and sail boating





KELOWNA

KELOWNA CITY REPORT

Major Employers: Healthcare, Tourism, Technology, and Agriculture

PROJECTED POPULATION

168,079

2023: 161,166

SF HOUSING \$

\$1,076,544

2023: \$1,120,888

INCOME

\$85,000

Median Household Income After Tax

PERMITS

131

Residential Dev. Permits 2024

- **Location Description** | Exceptionally well located in Downtown's Cultural District.
- **Proximity to Amenities** | Available transit just steps away, and walking distance to beaches, shopping, restaurants, and professional services.

ZONING

SECTION 14 –

Core Area & Other Zones

| Section 14.1 – Core Area and Other Zone Categories | |
|--|--|
| Category | Zones |
| Commercial Zones | C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial |
| Core Area Zones | CA1 – Core Area Mixed Use |
| Village Centre Zones | VC1- Village Centre |
| Urban Centre Zones | UC1 – Downtown Urban Centre UC2 – Capri-Landmark Urban Centre UC3 – Midtown Urban Centre UC4 – Rutland Urban Centre UC5 – Pandosy Urban Centre |
| Industrial Zones | I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction |
| Institutional Zones | P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park |
| Health District Zones | HD1 – Kelowna General Hospital |
| Water Zones | W1 – Recreational Water Use W2 – Intensive Water Use |

ZONING

| Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes | |
|--|--|
| Zones | Purpose |
| C1 – Local & Neighbourhood Commercial | The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services. |
| C2 – Vehicle Oriented Commercial | The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors. |
| CA1 – Core Area Mixed Use | The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres . Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP . A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres. |
| VC1- Village Centre | The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified for each Village Centre (as identified with the OCP). |

| Section 14.3 – Urban Centre Zone Purposes | |
|---|--|
| Zones | Purpose |
| UC1 – Downtown Urban Centre | The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings . |
| UC2 – Capri-Landmark Urban Centre | The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows the Capri-Landmark Urban Centre Plan . |
| UC3 – Midtown Urban Centre | The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre . |
| UC4 – Rutland Urban Centre | The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre . |
| UC5 – Pandosy Urban Centre | The purpose is to provide a mixed commercial and residential zone for developments within the Pandosy Urban Centre . |

ZONING

| Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | | | |
|--|------------------------------------|---|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Uses | | Zones (‘P’ Principal Use, ‘S’ Secondary Use) | | | | | | | | | | |
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 |
| 1 | Accessory Buildings or Structures | S | S | S | S | S | S | S | S | S | S | S |
| 2 | Agriculture, Urban | S | S | S | S | S | S | S | S | S | S | S |
| 3 | Alcohol Production Facility | - | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} |
| 4 | Animal Clinics, Major | - | P | P | P | P | P | P | P | P | P | P |
| 5 | Animal Clinics, Minor | P | P | P | P | P | P | P | P | P | P | P |
| 6 | Apartment Housing | P ^{.6} | P ^{.6} | P | P | P | P | P | P | P | - | - |
| 7 | Auctioneering Establishments | - | P | - | - | - | - | - | - | - | - | P |
| 8 | Automotive & Equipment | - | P | - | - | - | - | - | - | - | - | P |
| 9 | Automotive & Equipment, Industrial | - | - | - | - | - | - | - | - | - | - | P |
| 10 | Boat Launches | - | - | - | - | - | - | - | - | - | - | - |
| 11 | Boat Storage | - | - | - | S ^{.13} | - | - | - | - | - | P | P |
| 12 | Bulk Fuel Depot | - | - | - | - | - | - | - | - | - | - | P |
| 13 | Cannabis Production Facilities | - | - | - | - | - | - | - | - | - | P | P |
| 14 | Cemeteries | - | - | - | - | - | - | - | - | - | - | - |
| 15 | Child Care Centre, Major | P | P | P | P | P | P | P | P | P | P | - |
| 16 | Child Care Centre, Minor | S | S | S | S | S | S | S | S | S | - | - |
| 17 | Commercial Storage | - | P | - | - | - | - | - | - | - | P | P |
| 18 | Concrete and Asphalt Plants | - | - | - | - | - | - | - | - | - | - | - |
| 19 | Cultural and Recreation Services | P | P | P | P | P | P | P | P | P | P | - |
| 20 | Detention and Correction Services | - | - | - | - | - | - | - | - | - | - | - |
| 21 | Docks | - | - | - | - | - | - | - | - | - | - | - |

ZONING

Section 14.9 – Principal and Secondary Land Uses

| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use) | | | | | | | | | | | |
|---|---|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|--|
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | |
| 22 Drive Throughs | - | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | - | - | |
| 23 Education Services | - | P | P | P | P | P | P | P | P | - | - | |
| 24 Emergency and Protective Services | P | P | P | P | P | P | P | P | P | P | P | |
| 25 Exhibition and Convention Facilities | - | - | - | - | P | P | P | P | P | - | - | |
| 26 Fleet Services | - | P | - | - | - | - | - | - | - | - | P | |
| 27 Food Primary Establishment | P .5 | P | P | P | P | P | P | P | P | P .5 | P .5 | |
| 28 Gaming Facilities | - | - | - | - | P .8 | P .8 | - | - | - | - | - | |
| 29 Gas Bar | P .12 | P .12 | - | P .12 | P .12 | P .12 | P .12 | P .12 | P .12 | - | P .12 | |
| 30 General Industrial Use | - | - | - | - | - | - | - | - | - | P | P | |
| 31 Greenhouses and Plant Nurseries | P | P | - | - | - | - | - | - | - | - | - | |
| 32 Group Home | - | - | - | - | - | - | - | - | - | - | - | |
| 33 Health Services | P | P | P | P | P | P | P | P | P | - | - | |
| 34 Home-Based Business, Major | - | - | S .10 | S .10 | S .10 | S .10 | S .10 | S .10 | S .10 | - | - | |
| 35 Home-Based Business, Minor | - | - | S | S | S | S | S | S | S | - | - | |
| 36 Hospitals | - | - | - | - | - | - | - | - | - | - | - | |
| 37 Hotels / Motels | - | P | P | P | P | P | P | P | P | - | - | |
| 38 Liquor Primary Establishment | P .4, .5 | P .4 | P .4 | P .4 | P .4 | P .4 | P .4 | P .4 | P .4 | P .5 | P .5 | |
| 39 Marinas | - | - | - | - | - | - | - | - | - | - | - | |
| 40 Moorage, Permanent | - | - | - | - | - | - | - | - | - | - | - | |
| 41 Moorage, Temporary | - | - | - | - | - | - | - | - | - | - | - | |
| 42 Natural Resource Extraction | - | - | - | - | - | - | - | - | - | - | - | |
| 43 Non-Accessory Parking | - | P | P | P | P | P | P | P | P | - | P | |
| 44 Offices | P .6 | P .6 | P | S | P | P | P | P | P | - | - | |

ZONING

| Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | | | |
|--|--|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|
| Uses | Zones | | | | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | |
| 45 | Outdoor Storage | - | - | - | - | - | - | - | - | - | - | P |
| 46 | Parks | - | - | S | S | S | S | S | S | S | - | - |
| 47 | Participant Recreation Services, Indoor | P | P | P | P | P | P | P | P | P | P | P |
| 48 | Participant Recreation Services, Outdoor | - | - | - | P | - | - | - | - | - | - | - |
| 49 | Personal Service Establishment | P | P | P | P | P | P | P | P | P | - | - |
| 50 | Professional Services | P | P | P | P | P | P | P | P | P | - | - |
| 51 | Recreational Water Activities | - | - | - | - | - | - | - | - | - | - | - |
| 52 | Recycling Depots | - | - | - | - | - | - | - | - | - | - | P |
| 53 | Recycling Drop-Offs | P | P | P | P | P | P | P | P | P | P | P |
| 54 | Recycling Plants | - | - | - | - | - | - | - | - | - | - | - |
| 55 | Religious Assemblies | P | P | P | P | P | P | P | P | P | - | - |
| 56 | Residential Security / Operator Unit | S | S | - | - | - | - | - | - | - | S | S |
| 57 | Retail | P | P | P | P | P | P | P | P | P | - | - |
| 58 | Retail Cannabis Sales | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | S ^{.9} | S ^{.9} |
| 59 | Secondary Suite | - | - | - | - | S ^{.15} | S ^{.15} | S ^{.15} | S ^{.15} | S ^{.15} | - | - |
| 60 | Single Detached Housing | - | - | - | - | P | P | P | P | P | - | - |
| 61 | Spectator Sports Establishments | - | - | - | - | P | P | P | P | - | - | - |
| 62 | Stacked Townhouses | - | - | P | P | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | - | - |
| 63 | Temporary Shelter Services | - | P | P | P | P | P | P | P | P | - | P |
| 64 | Townhouses | - | - | P | P | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | - | - |
| 65 | Utility Services, Infrastructure | - | - | - | - | - | - | - | - | - | - | - |
| 66 | Warehousing | - | P | - | - | - | - | - | - | - | P | P |
| 67 | Wrecking Yards | - | - | - | - | - | - | - | - | - | - | - |

THE FINE PRINT



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 of team of licensed Commercial Real Estate Professionals.

Presented by:

OKANAGAN LIFE COMMERCIAL TEAM

LINDSEY TERMUL & CHAD TERMUL

Personal Real Estate Corporation

Licensed Commercial REALTOR®

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

| | |
|--------------------------|--|
| CIVIC ADDRESS | #307 & 309 -1290 St Paul Street, Kelowna, BC |
| LEGAL DESCRIPTION | STRATA LOT 7, 8, 9, 10, & 11 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2486 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| PID | 029-443-091; 029-443-075; 029-443-113; 029-443-105; 029-443-083 |

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

0960636 B.C. LTD ("the "Owner") is the Owner of the Property and has engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation and Chad Termul, 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.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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: _____

Buyer's Signature

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: _____

Buyer Agent's Signature

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 Ave, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE

Unison

HM COMMERCIAL REALTY

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

100 - 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

This document/email has been prepared by Unison HM Commercial Realty for advertising and general information only. Unison HM Commercial Realty 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.