

# WAREHOUSE FOR LEASE

## 103 - 1845 Kyle Court, West Kelowna

- Recently renovated 2432 sf unit with air conditioning (4-ton), one handicapped washroom, a 200 amp three phase panel, a gas fired unit heater, and overhead lighting
- Includes a small yard area in the rear
- C4 Service Commercial zoning (see last page) allows for multiple uses
- Convenient location close to HWY 97

Unit	Main Floor (ft. <sup>2</sup> )	2 <sup>nd</sup> Floor (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Deemed Triple Net* (/sf/yr)	"All In" Rent Per Month**	Parking Spaces
102	1757	675	\$15.00	\$6.00	<b>\$4256</b>	3

\*Base rent and Triple Net increases 3% per year to cover inflation | \*\*Plus GST and utilities



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# Approximate Building Plan



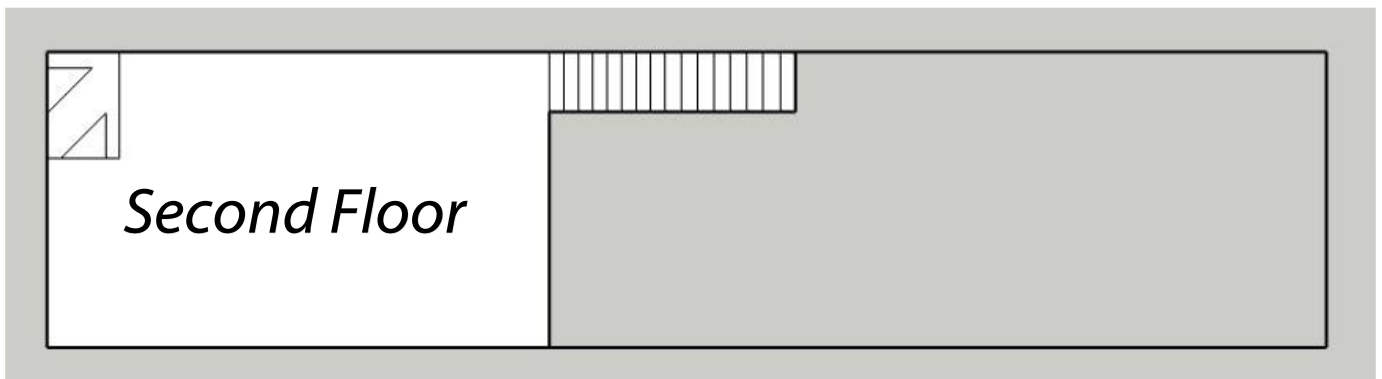
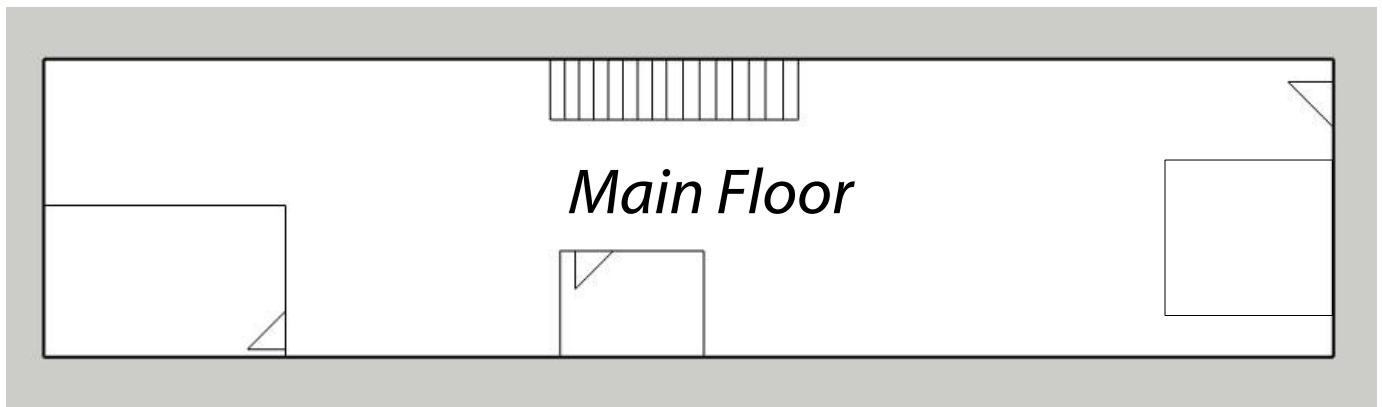
## Convenient Location close to HWY 97

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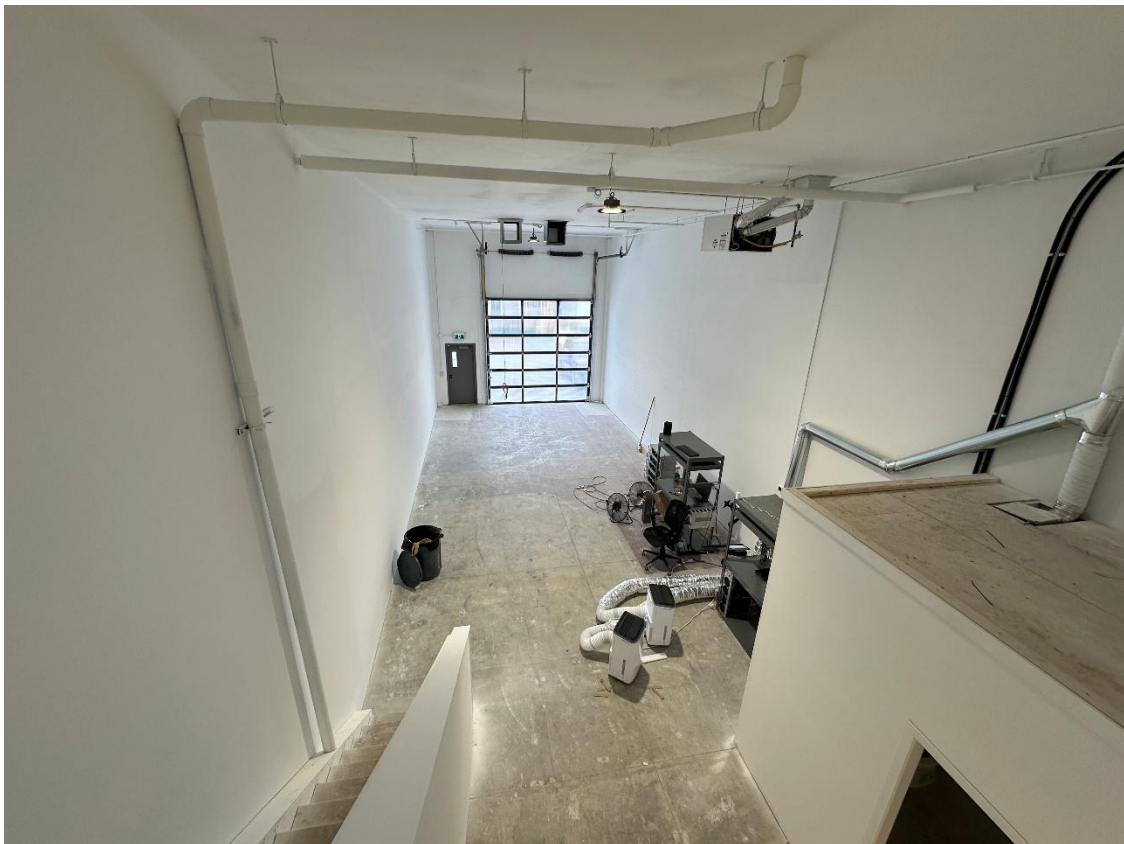
## Approximate Floorplan (Measurements not guaranteed)

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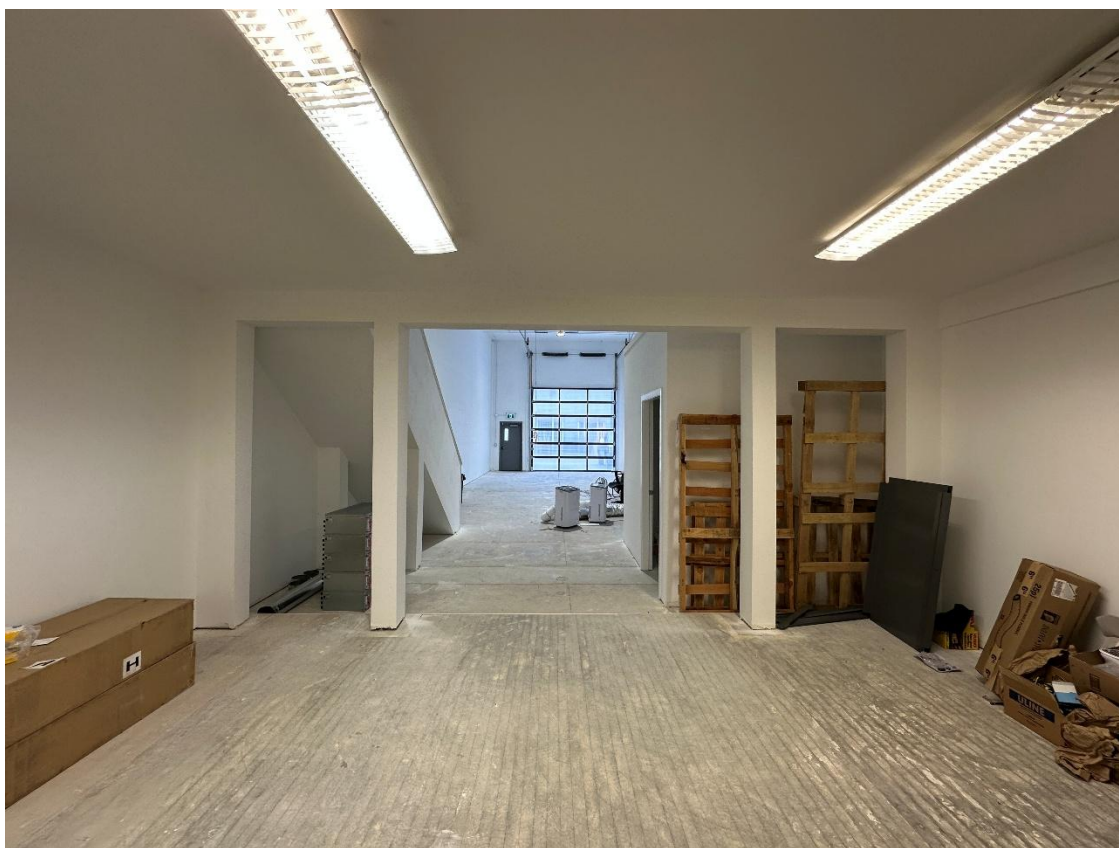
## Interior Photos (with 10' x 12' Bay Door)

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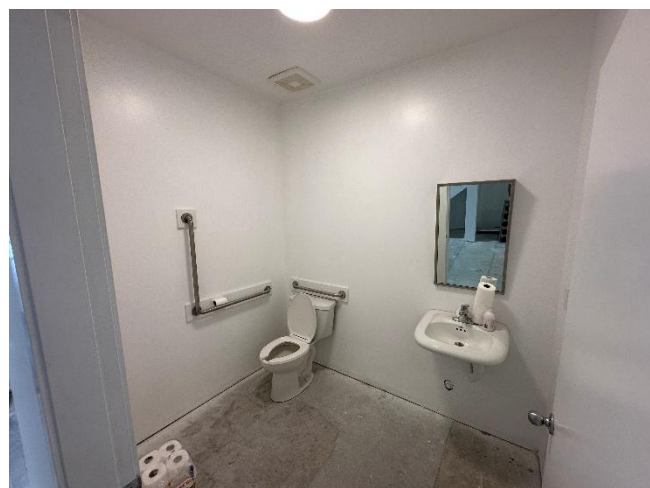
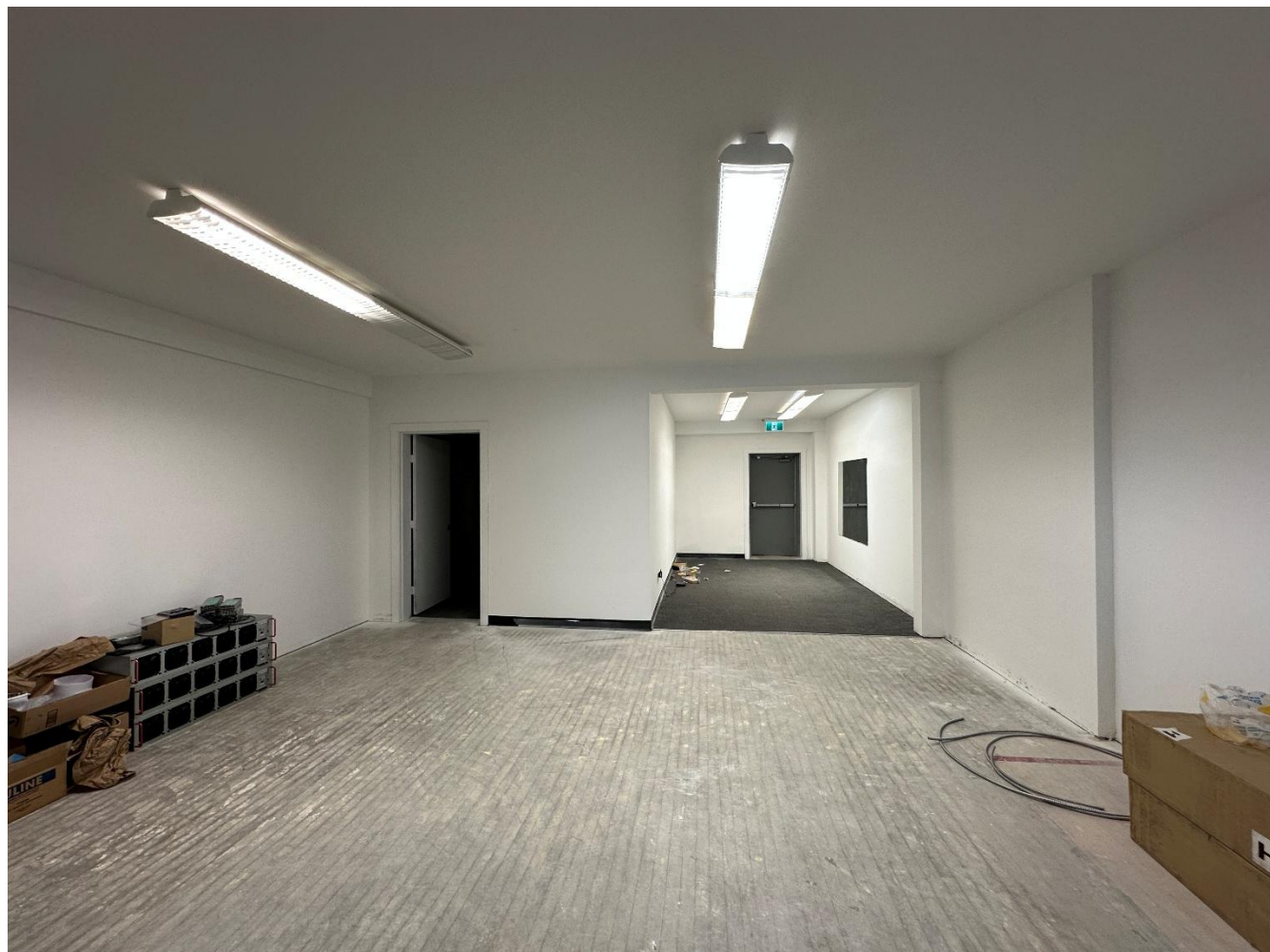
## Interior Photos: Continued

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# Interior Photos: Continued

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## Rear Staircase and Yard:

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## City of West Kelowna Zoning Bylaw No. 0265 (03/26/2025):

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<https://www.westkelownacity.ca/en/city-hall/resources/Documents/0265-Zoning---Part-11---Commercial-Zones.pdf>

### Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Auctioneering establishment
- (c) Alcohol Production Facility
- (d) Broadcasting studio
- (e) Bulk fuel depot
- (f) Commercial school
- (g) Commercial storage
- (h) Community or assembly hall
- (i) Contractor services
- (j) Entertainment facility, indoor
- (k) Fire, police or ambulance service
- (l) Food bank
- (m) Funeral Establishment
- (n) Greenhouse or plant nursery
- (o) High technology business
- (p) Hotel
- (q) Kennel, hobby
- (r) Kennel, service
- (s) Office
- (t) Personal service establishment
- (u) Postal or courier service
- (v) Printing or publishing
- (w) Recreation services, indoor
- (x) Recycling depot
- (y) Restaurant
- (z) Retail, general
- (aa) Retail, service commercial, except for heavy equipment sales, rental or repair
- (bb) Vehicle washing facility
- (cc) Veterinary clinic
- (dd) Warehouse