



STEFANI LEA

COMMERCIAL REAL ESTATE



FOR SALE

12 - 3306
Appaloosa Road
Kelowna, BC

\$489,999

Plus GST
MLS# 10355863

Well-located in the Adams Road area, this end unit features a reception area, accessible washroom, finished mezzanine with office space, and high ceilings with generous natural light.

I2 zoning supports a range of industrial uses. Includes a 10' x 12' overhead door.

Ideal for an owner-occupier or small business.



This document/email has been prepared by Royal LePage Kelowna for advertising and general information only. Royal LePage Kelowna 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability communication is not intended to cause or induce breach of an existing listing agreement.



FEATURES

OFFERING:

Small Bay Industrial Strata Unit with office and mezzanine

AREA:

725sf Main Floor Warehouse
488sf Mezzanine
1,213sf Total

DIMENSIONS:

27' Wide by 32' Long

ZONING:

I2 - General Industrial (City of Kelowna)

OTHER:

Strata Fees: \$123.46
Parking: Three dedicated stalls
Property Taxes: \$2,492.97 (2025)

CONTACT



Stefani Lea BBA
Commercial Real Estate Agent

stefani@stefanilea.ca
250 870 0730
stefanilea.ca

Royal LePage Kelowna
1-1890 Cooper Road
Kelowna BC, V1Y 8B7





14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones																					
		(P ¹ Principal Use, S ² Secondary Use, √ Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	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	S	S	P	P	P	P	P	S	S	n/a	n/a
3	Alcohol Production Facilities	-	P ¹	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	P	-	-	-	-	-	-	-	-	-	
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
6	Apartment Housing	P ^{1,6}	P ⁶	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
11	Boat Storage	-	-	-	S ¹³	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	S	-	S	P	-	-	
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	S	-	-	
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	
22	Drive Throughs	-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	-	-	-	-	-	-	-	-	-	-	-	-	

Section 14 – Core Area and Other Zones

Uses		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones										Core Area and Other Zones				
		Single & Two Dwelling Zones					Multi-Dwelling Zones					Core Area and Other Zones				
Uses	Reg's	Uses	Sub	Reg's	Density	Uses	Reg's	Density	Uses	Reg's	Density	Uses	Reg's	Ind	Health	Density
Agriculture & Rural Zones	Reg's	Uses	Sub	Reg's	Density	Uses	Reg's	Density	Uses	Reg's	Density	Uses	Reg's	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones																					
		(P ¹ Principal Use, S ² Secondary Use, √ Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
23	Education Services	-	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-	
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	S	S	P	-	-	
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	
26	Fleet Services	-	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
27	Food Primary Establishment	P ⁴	P	P	P	P	P	P	P	P ⁴	P ³	-	-	P	-	P	-	S	S ⁷	S ⁴	-	S ⁴	
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	-	-	-	-	-	-	-	-	-	-	-	
30	General Industrial Use	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
33	Health Services	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S ³	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
37	Hotels / Motels	-	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 ⁵	P ⁵	-	-	S ⁴	-	S ⁴	-	S ⁴	-	-	-	S ^{4,5}	
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-	
44	Offices	P ⁶	P ⁶	P	S	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-	
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-	
46	Parks	-	-	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-	

Section 14 – Core Area and Other Zones

		Definitions / General Rules / Size Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones										Core Area and Other Zones				
Uses	AI Regs	Single & Two Dwelling Zones					Multi-Dwelling Zones					Core Area and Other Zones				
		Uses	Sub	Regs	Uses	Regs	Uses	Regs	Density	Uses	Regs	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

Uses		Zones																					
		(P= Principal Use, S= Secondary Use, N= Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S ³	S	S ⁵	-	S ⁵
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	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
61	Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-	-
63	Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	P	-	-
64	Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	P	-	-
65	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-
66	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

SECTION 1.04 – CORE AREA AND OTHER ZONES																			
Definitions / General Rules / Site Layout / Pending / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones																			
Agriculture & Rural Zones				Single & Two Dwelling Zones					Multi-Dwelling Zones					Core Area and Other Zones					
Uses	A1 Regs	Regs		Uses	Sub	Regs		Uses	Regs	Density		Uses	Regs	Density		Uses	Regs	Health	Density