



# STEFANI LEA

COMMERCIAL REAL ESTATE



# FOR SALE

**106 - 310 Hiram  
Walker Court,  
Kelowna, BC**

**\$799,000**

Plus GST

MLS # xxxxxx

Functional, move-in ready industrial strata unit in a modern concrete tilt-up building.

This well-appointed space features a built-in mezzanine constructed lengthwise to preserve full warehouse ceiling height, two private offices in the rear, a large reception area, and a handicap-accessible washroom — offering a turnkey setup for a wide range of owner-users.



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## FEATURES

### OFFERING:

Modern Industrial Strata unit in central location.

### AREA:

1,950sf Main Floor Warehouse  
600sf Mezzanine

### DIMENSIONS:

30' Wide by '65 Long

### ZONING:

I12- General Industrial (City of Kelowna)

### OTHER:

Strata Fees: \$xxxx,000 plus GST  
Parking: Three stalls (LCP)  
Property Taxes: (2026) \$7,612.24  
Overhead Door: 12' x 14'  
Power: Three Phase 200 Amp

## CONTACT

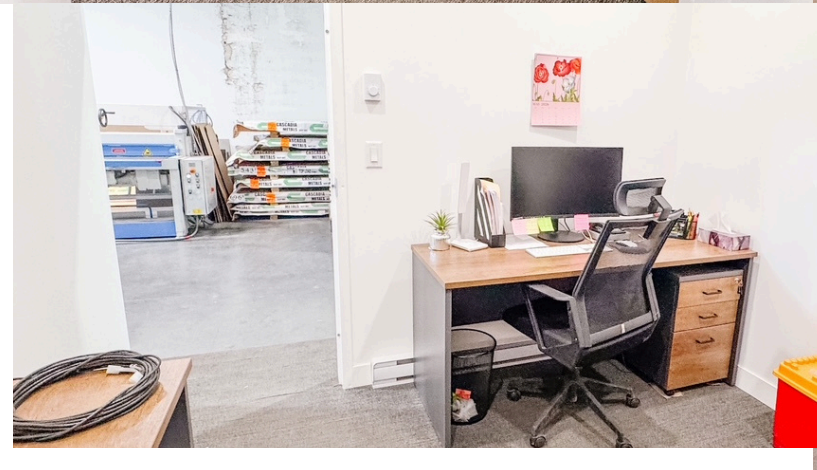
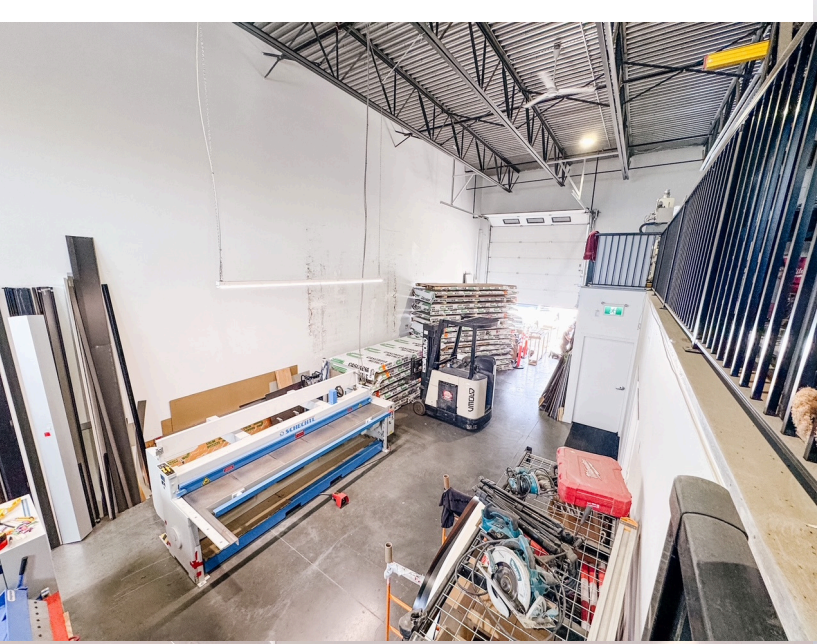


**Stefani Lea BBA**  
Commercial Real Estate Agent

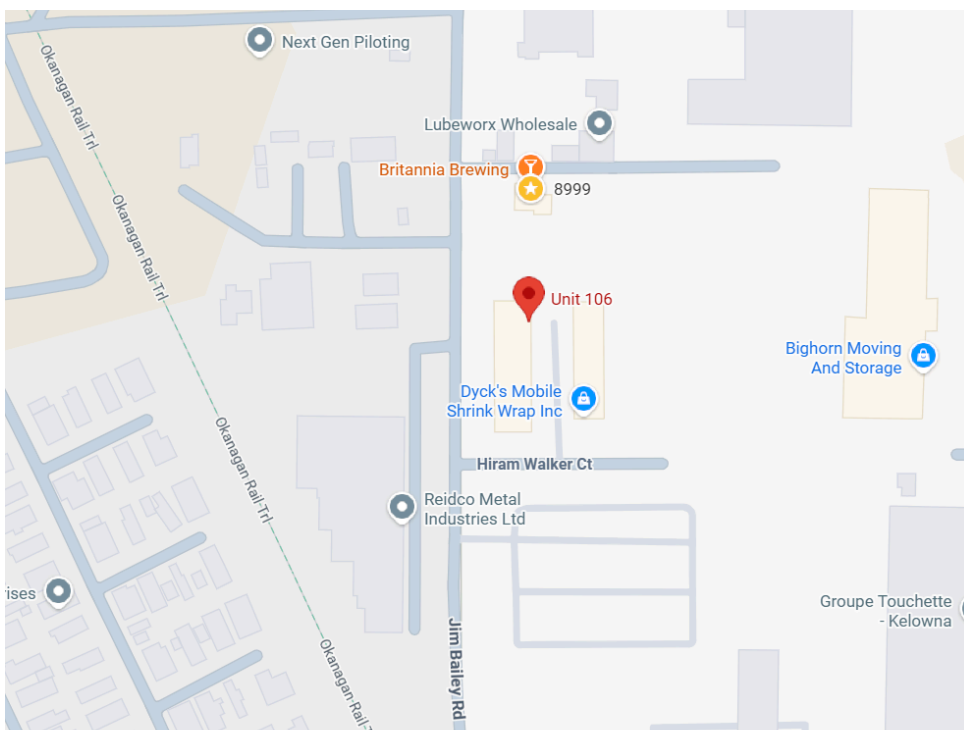
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# Location



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

Uses	Section 14.9 – Principal and Secondary Land Uses																						
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
	(P) Principal Use	(S) Secondary Use	(N) Not Permitted																				
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	S
2 Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	n/a	n/a
3 Alcohol Production Facilities	-	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-
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 <sup>6</sup>	P <sup>6</sup>	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11 Boat Storage	-	-	-	S <sup>3B</sup>	-	-	-	-	-	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	-	-	-	P	-	S	-	S	S	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	-	-	-	P	P	S	-	S	-	-	-	-	-
20 Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
21 Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22 Drive Throughs	-	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	P <sup>3A</sup>	-	-	-	-	-	-	-	-	-	-	-	P <sup>2</sup>	-	-

Section 14 – Core Area and Other Zones											
Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones		
Uses	Regs	Uses	Sub	Regs	Uses	Regs	Uses	Regs	Uses	Regs	Density
Agriculture & Rural Zones	Regs	Uses	Sub	Regs	Uses	Regs	Uses	Regs	Uses	Regs	Density

Section 14.9 – Principal and Secondary Land Uses

Uses	Zones (P <sup>1</sup> Principal Use, S <sup>2</sup> 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	-	-	-	-	-	P	-	-	-	S	-	-	-
24 Emergency and Protective Services	P	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	-	-	-	-	P	-	-	-	-	-	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27 Food Primary Establishment	P <sup>5</sup>	P	P	P	P	P	P	P	P	P <sup>5</sup>	P <sup>5</sup>	-	-	P	-	P	-	S	S <sup>7</sup>	S <sup>6</sup>	-	S <sup>5</sup>
28 Gaming Facilities	-	-	-	-	P <sup>8</sup>	P <sup>8</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Gas Bar	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>	-	-	-	-	-	-	-	-	-	-	-
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	P	-	-	S <sup>3</sup>	-	P	-	-
34 Home-Based Business, Major	-	-	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	-	-	-	-	-	-	-	-	-	-	S <sup>10</sup>	-	-
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	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Liquor Primary Establishment	P <sup>4,5</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>	P <sup>5</sup>	-	-	S <sup>4</sup>	-	S <sup>4</sup>	-	S <sup>4</sup>	-	-	-	S <sup>4,5</sup>
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44 Offices	P <sup>6</sup>	P <sup>6</sup>	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46 Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	-	S	-	-

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			
	Uses	Regs	Sub	Regs	Uses	Regs	Uses	Regs	Density	Uses	Regs	Health	Density	
Agriculture & Rural Zones														
Multi-Dwelling Zones														

Uses	Zones																					
	(P=Principal Use, S=Secondary Use, N=Not Permitted)										Core Area and Other Zones											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B	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	S	S	-	S	-	-	-	-
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Professional Services	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
53 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
56 Residential Security/ Operator Unit	S	S	-	-	-	-	-	-	S	S	S	S	S	-	S	S	-	S	-	-	-	-
57 Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S	S	-	-	S
58 Retail Cannabis Sales	P	P	P	P	P	P	P	P	P	S	S	-	-	-	-	-	-	-	-	-	-	-
59 Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60 Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	S	-	-
61 Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
62 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-	-
63 Stacked Townhouses	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-
64 Townhouses	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-
65 Temporary Shelter Services	-	P	P	P	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

Uses	Agriculture & Rural Zones		Single & Two Dwelling Zones		Size Layout		Parking		Min Parking Table		Min Bicycle Table		Specific Uses		CD Zones		Core Area and Other Zones	
	Uses	Regs	Sub	Uses	Regs	Uses	Regs	Uses	Regs	Uses	Regs	Uses	Regs	Uses	Regs	Density	Health	Density