



STEFANI LEA

COMMERCIAL REAL ESTATE



**105 - 310 Hiram
Walker Court,
Kelowna, BC**

\$725,000

Plus GST

MLS # 10400302

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

This ground-floor space features a front retail/reception area, private office, washroom, and cooler room; offering a turnkey, income-producing opportunity with a stable, long-term tenant in place through December 31, 2031.



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FEATURES

OFFERING:

Tenanted Industrial Strata Unit to Dec 31, 2031.
4.91% Cap Rate (Annual Net Rent of \$35,587.50)

AREA:

1,950sf Main Floor Warehouse

DIMENSIONS:

30' Wide by '65 Long

ZONING:

I2- General Industrial (City of Kelowna)

OTHER:

Strata Fees: \$379.75 plus GST
Parking: Three stalls (LCP)
Property Taxes: \$6,184.34 (2026)
Overhead Door: 12' x 14'
Power: Three Phase 200 Amp

CONTACT



Stefani Lea BBA
Commercial Real Estate Agent

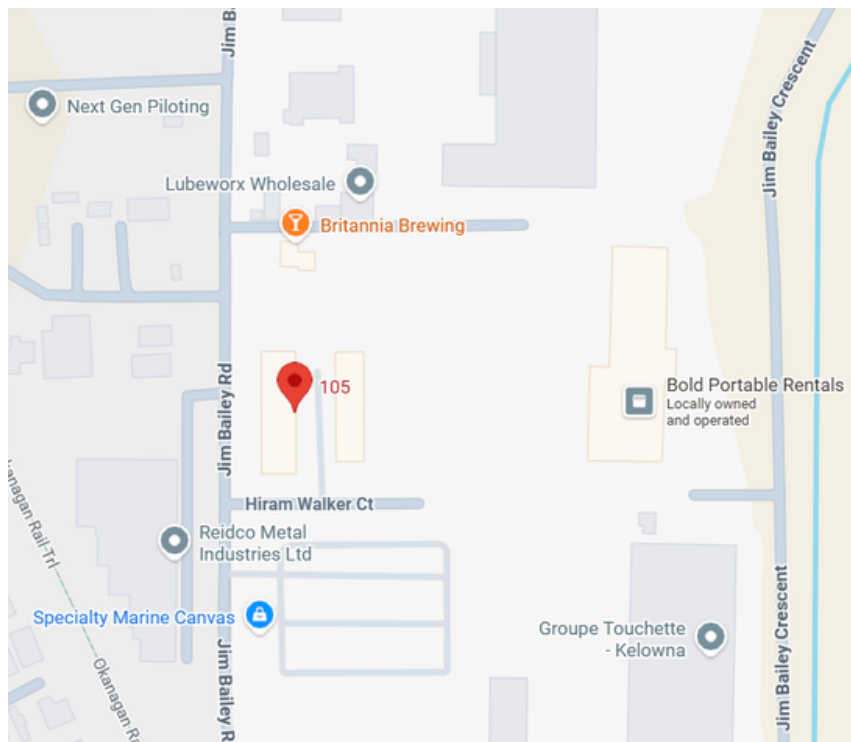
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Location



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

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
2	Agriculture, Urban		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	-	-	-	-	-	-	-	-	-	-	-
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 ⁴	P ⁴	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	-	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		-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
19	Cultural and Recreation Services		P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	-
20	Detention and Correction Services		-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
21	Docks		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	P
22	Drive Throughs		-	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	Uses	Sub	Reg	Uses	Reg	Uses	Reg	Uses	Reg	Density	Uses	Reg	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

Uses		Zones																					
		(P' Principal Use, 'S' 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	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 ⁴	P	P	P	P	P	P	P	P ⁴	P ³	-	-	P	P	-	P	-	S	S ²	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	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	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	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 ⁴	P ⁴	-	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	-	P	-	-	-	-	S	-	-	-	-
44	Offices	P ⁶	P ⁶	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

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

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	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 ³	-	-	S ³
58	Retail Cannabis Sales	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	S ³	S ³	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	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	-	-	-	-	-	-	-	-	-	-

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		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones									
		Single & Two Dwelling Zones					Multi-Dwelling Zones				
Uses	Regs	Uses	Sub	Regs	Uses	Regs	Uses	Regs	Density	Core Area and Other Zones	Density
Agriculture & Rural Zones	A1 Regs										