STEFANI LEA
COMMERCIAL REAL ESTATE



FOR SALE

1482 Springfield Rd
Kelowna, BC

$3,300,000
Plus GST
Exclusive Listing

Well-located in central Kelowna, this standalone two-storey commercial property sits on a prominent corner lot with ample parking. The main floor totals 3,200 sf and is fully leased to a national dental tenant on a triple net lease to 2031, with two five-year renewal options.

The 1,496 sf second floor is available for owner-use or lease at market rates. C2 zoning.

ROYAL LEPAGE KELOWNA

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FEATURES

OFFERING:

Medical Investment Property
Cap Rate: 4.4%
Total Area: 4,696sf

MAIN FLOOR:

Area: 3,200sf
Lease Expiry: July 31, 2031
Renewal Options: Two 5-year options to 2041

SECOND FLOOR:

Area: 1,496sf
Available for owner use or lease at market rates

ZONING:

C2- Vehicle Oriented Commercial (City of Kelowna)

OTHER:

Year Built: 1997
Parking: 28 stalls

CONTACT



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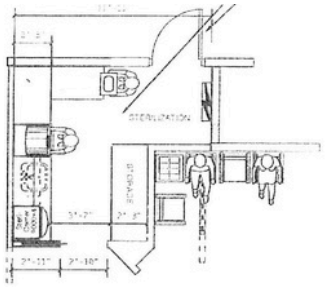


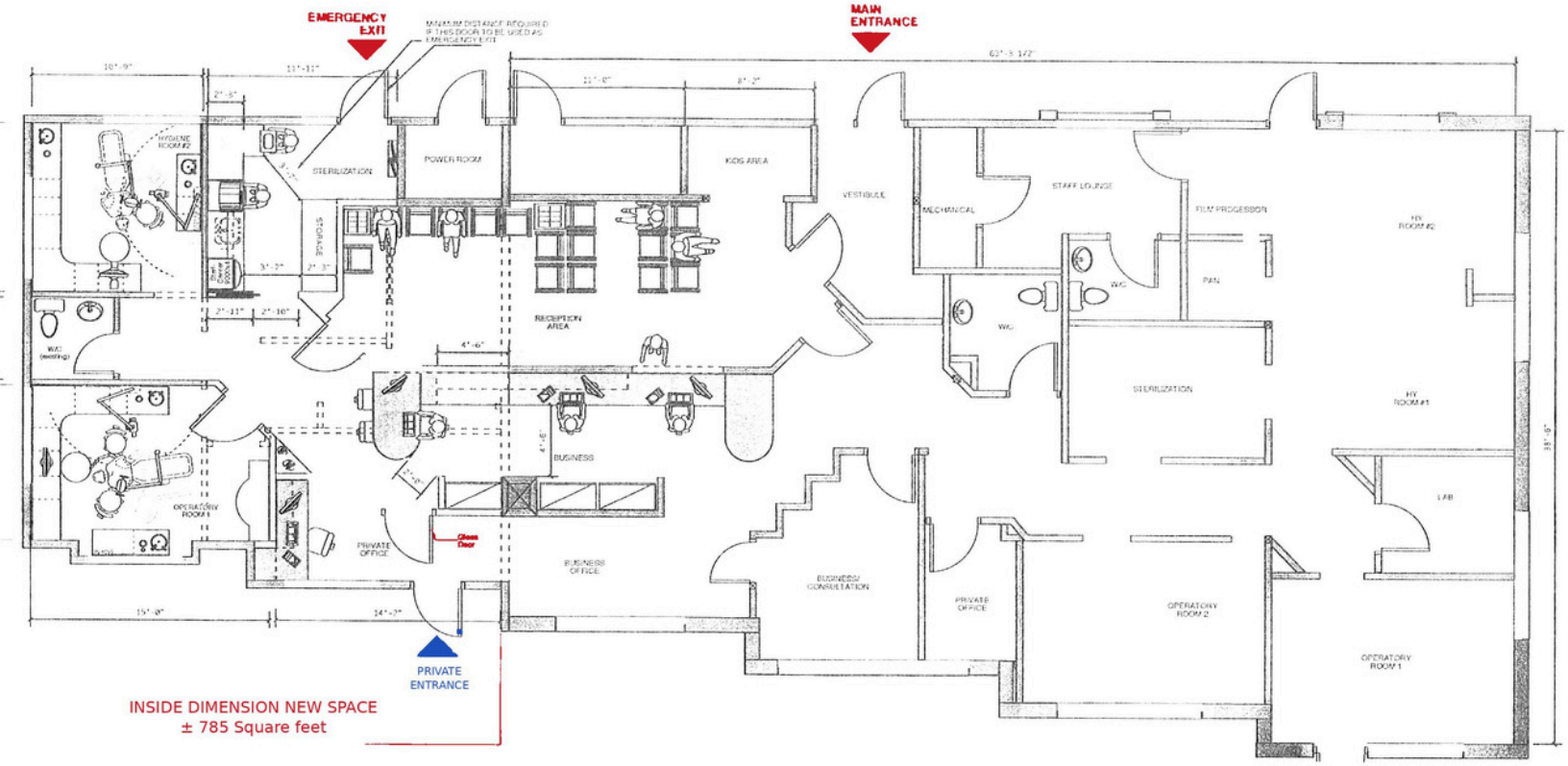






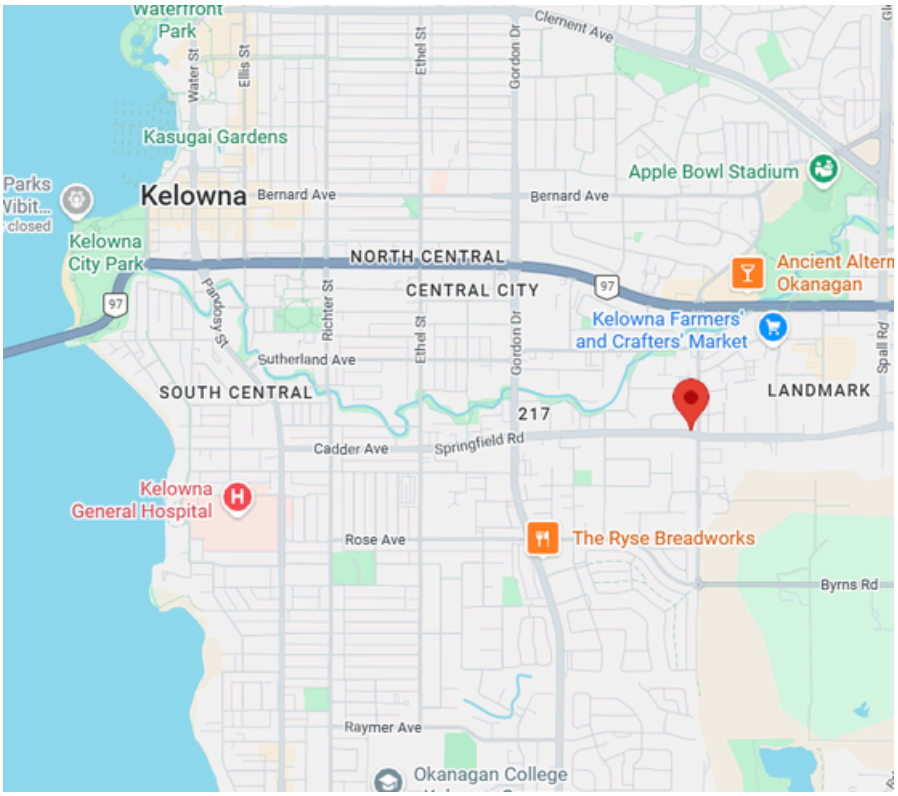

OPTION 2

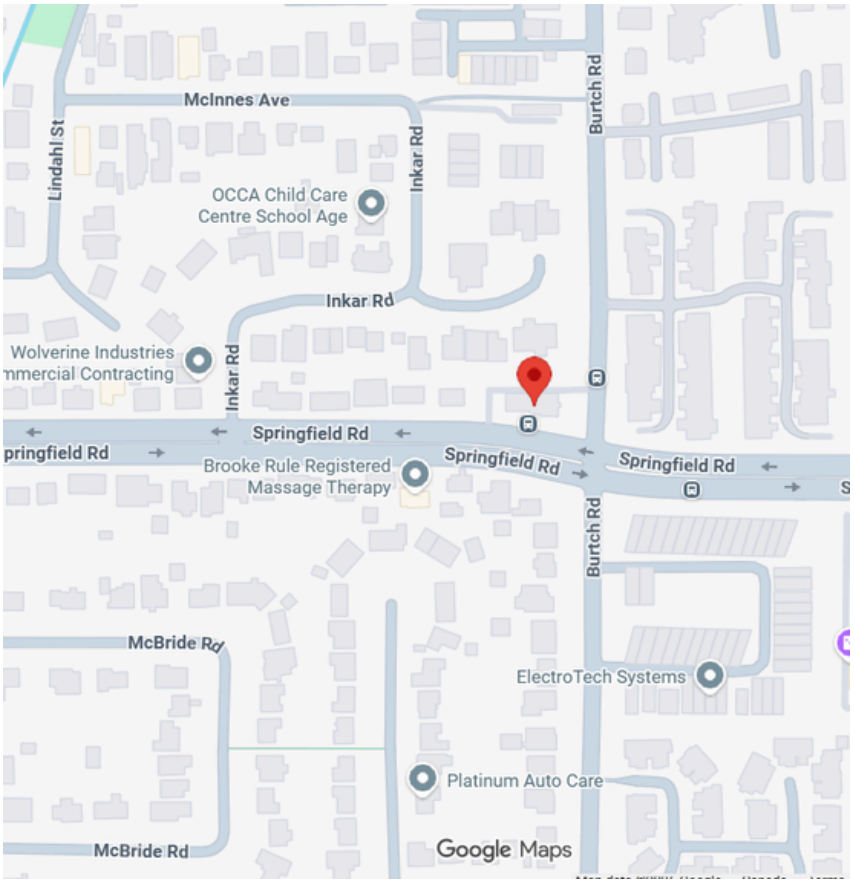




INSIDE DIMENSION NEW SPACE
± 785 Square feet

Location


Waterfront Park
Clement Ave
Water St
Ellis St
Ethel St
Gordon Dr
Kasugai Gardens
Apple Bowl Stadium
Parks
Kelowna
Bernard Ave
Bernard Ave
Kelowna City Park
NORTH CENTRAL
CENTRAL CITY
97
Ancient Altern
Okanagan
Pandosy St
Richter St
Ethel St
Gordon Dr
Kelowna Farmers' and Crafters' Market
Spall Rd
Sutherland Ave
SOUTH CENTRAL
LANDMARK
217
Cadder Ave
Springfield Rd
Kelowna General Hospital
Rose Ave
The Ryse Breadworks
Byrns Rd
Raymer Ave
Okanagan College


McInnes Ave
Lindahl St
Burtch Rd
Inkar Rd
OCCA Child Care Centre School Age
Inkar Rd
Wolverine Industries
mmercial Contracting
Inkar Rd
Springfield Rd
pringfield Rd
Brooke Rule Registered Massage Therapy
Springfield Rd
Springfield Rd
Burtch Rd
McBride Rd
ElectroTech Systems
Platinum Auto Care
McBride Rd
Google Maps

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' 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
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 .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	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	P
22	Drive Throughs	-	P .14	P .14	P .14	P .14	P .14	P .14	P .14	P .14	-	-	-	-	-	-	-	-	-	-	-	-	-

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	-	-	S	S	P	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	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]	-	-	P	-	P	-	S	S [7]	S [5]	-	S [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	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]	-	-	-	-	-	-	-	-	-	-	S [10]	-	-
35	Home-Based Business, Minor	-	-	S	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 [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	-	-	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 14.9 – 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
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	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	-	-	-	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	-	-	-	-	-	-	-	-	-	-