

**AVISON
YOUNG**

ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL

For Sale

1305 & 1315 Industrial Road
West Kelowna, BC

NEW PRICE GUIDANCE



Two industrial buildings
totaling 26,885 sf on 1.853
acres centrally located in
West Kelowna

AVISON YOUNG

Gord Robson*, Principal

604 647 1331

gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal

604 260 1869

ilya.t@avisonyoung.com

RLK COMMERCIAL

Steve Laursen*

250 808 8101

stevelaursen@rlkcommercial.com

**Steve Laursen Personal Real Estate Corporation*



North building

Property details

LEGAL DESCRIPTION

Lot C Plan KAP19703 District Lot 506 Land District 41 Except Plan H16956

PID

007-984-715

SITE SIZE

1.853 acres

TOTAL BUILDING AREA

1315 Industrial Road	17,387 sf
1305 Industrial Road	9,498 sf
Total	26,885 sf

SITE COVERAGE

34% (approx.)

ZONING

I1 – Light Industrial Zoning allows for the following uses:

- Warehouse Uses
- Storage & Distribution
- Recycling Depots
- Service Commercial
- Office and retail uses
- Food & Beverage (ie. brewery, restaurant)
- Heavy equipment sales, rental and repair
- Cannabis production facility
- Automotive Service Uses

PROPERTY TAXES

\$38,742.35 (2023)

NOI

\$391,168.95 (as of March 1, 2024)

ASKING PRICE

Please contact listing agents

Opportunity

Avison Young is pleased to present 1305 & 1315 Industrial Road – a unique opportunity to acquire two newly renovated industrial buildings situated on 1.853 acres. The buildings are fully leased to two excellent covenant tenants at market lease rates with escalations throughout the term providing for excellent rental income appreciation.

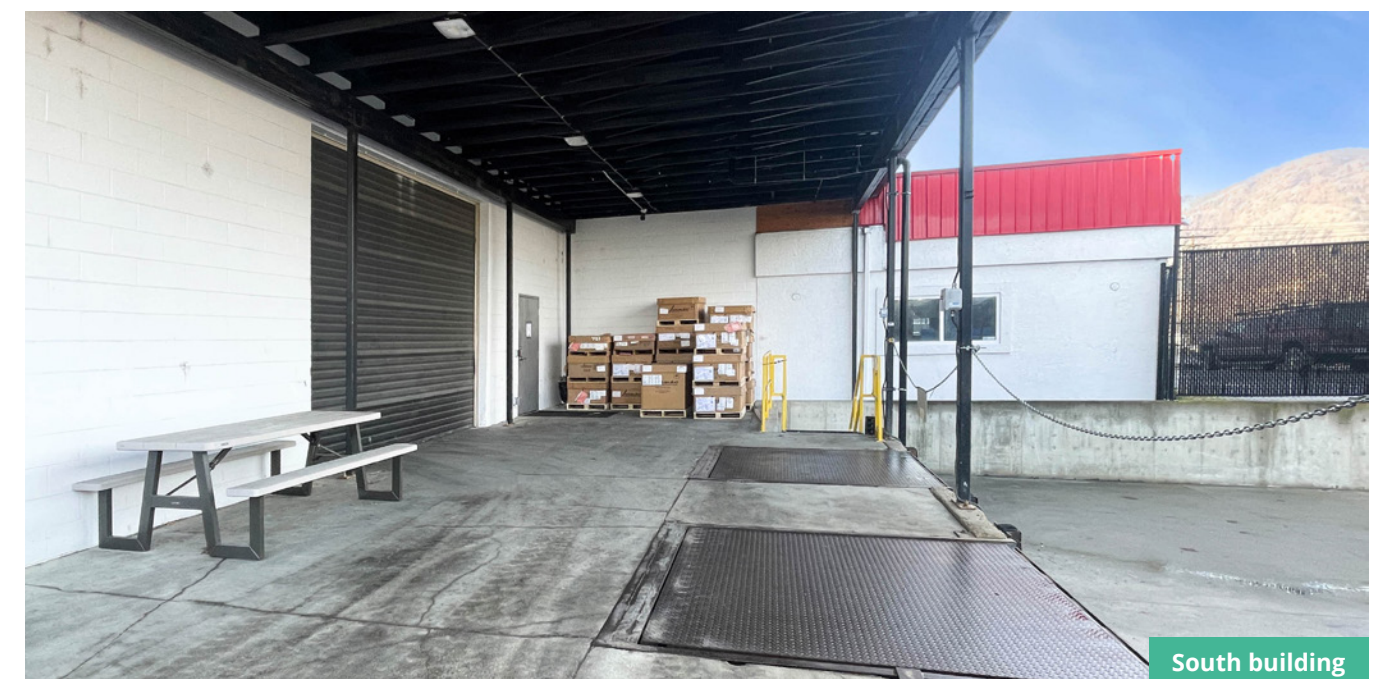
Centrally positioned in West Kelowna Business Park, this property provides excellent warehouse and corporate office facilities along with fully paved and fenced yard storage. The property benefits from direct access and exposure to Highway 97 providing easy connectivity to Vernon, Kamloops, Merritt, and Trans-Canada Highway.

Investment highlights

- 100% fully leased, well-maintained property
- Major capex program recently completed
- New full-term leases in place
- Rental growth with triple net leases
- Secure income from excellent covenant tenants
- New torch-on roof
- Prime location in the West Kelowna Business Park, with high visibility from Highway 97













South building



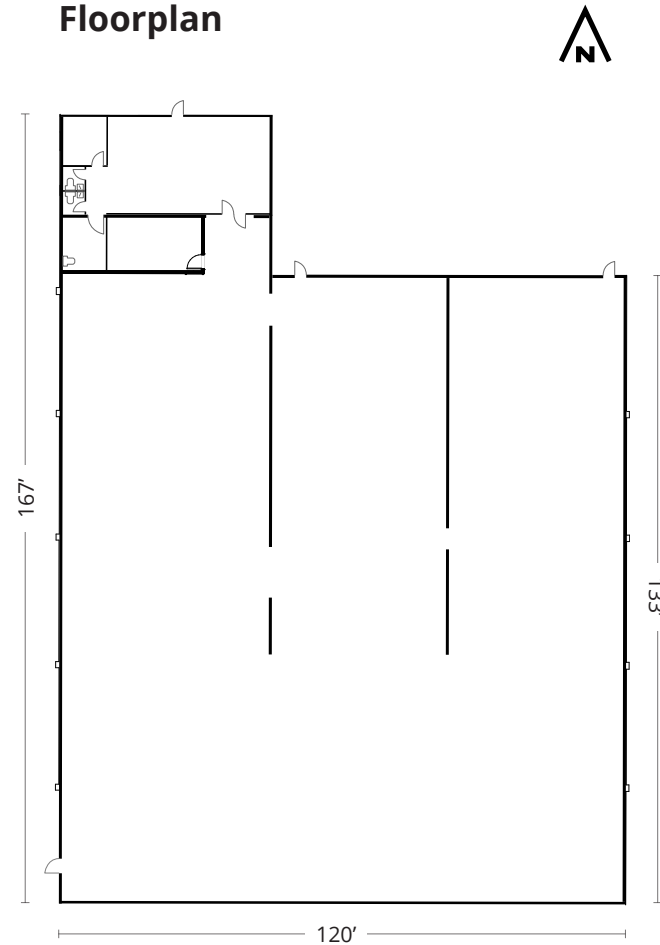
South building

1315 Industrial Road

North building features





-  13' clear ceiling height
-  Two (2) grade loading doors
-  Dock loading
-  Fully sprinklered
-  Radiant tube heaters
-  Air in and air out ventilation
-  Insulated roof
-  400 amp, 480 volt, delta 3-phase service plus 200 amp single phase service
-  New roof upgraded to torch-on (completed in 2012)
-  Two (2) washrooms

Floorplan

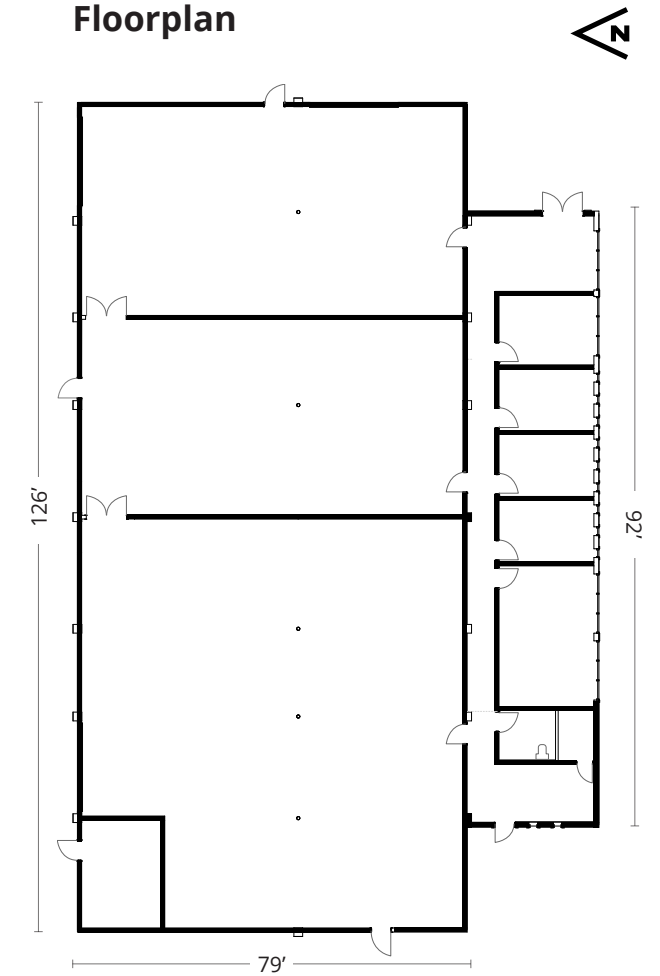


1305 Industrial Road

South building features

-  12' clear ceiling height in the warehouse
-  Two (2) grade loading doors
-  One (1) accessible washroom
-  One (1) boardroom & four (4) offices
-  Fully sprinklered
-  Fenced yard
-  Unit heaters in each bay
-  Supply air/ventilation can be switched to occupancy sensitive but currently sensitive to whether lights are on or off
-  New roof upgraded to torch-on (completed in 2015)
-  Insulated roof

Floorplan



LOCATION

1305 & 1315 Industrial Road is located in the heart of West Kelowna's industrial district. Situated along Industrial Road, this location provides high exposure and easy access to Highway 97, and is conveniently located just 5 minutes from Downtown Kelowna, and 35 minutes from the Kelowna International Airport.

180 ft



of frontage along Highway 97 & Industrial Road

\$108,814



Average household income

235,473



Population Kelowna

13.5%



Population increase within 5 years

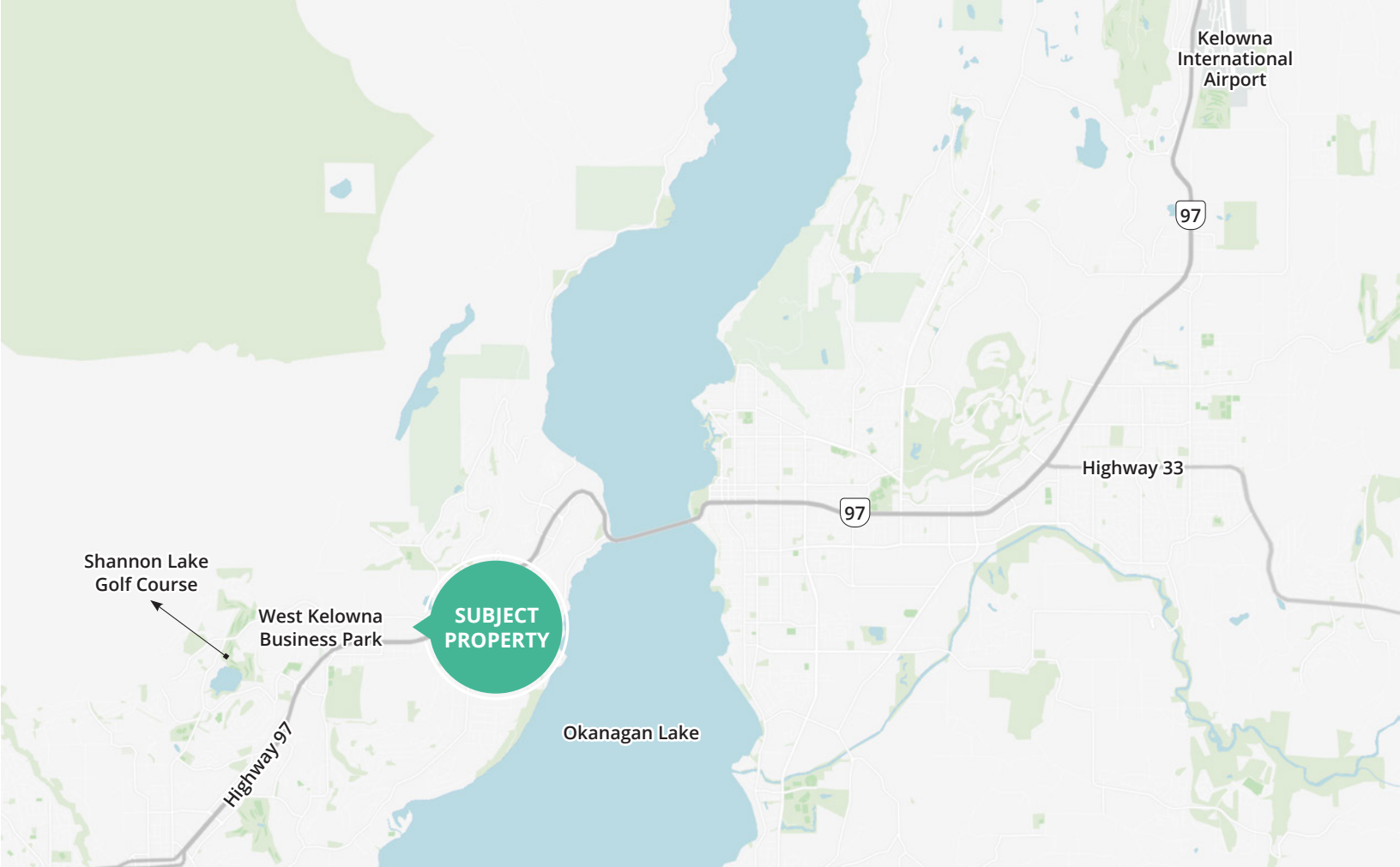
NOTABLE TENANTS

1. Kal Tire
2. Budget Car Rental
3. Bliss Bakery
4. Fountain Tire
5. Alpine Helicopters Inc.
6. Trans Canada Lumber
7. Westside Self Storage
8. Fabric Land
9. Grizzly Winery

AMENITIES/SERVICES

1. Super 8 by Wyndham
2. Kal Tire
3. World Gym
4. Red Balloon Daycare
5. Bliss Bakery
6. Chevron Gas
7. A&W
8. Sonic Wash
9. Budget Car Rental





MAJOR ARTERIALS

	Highway 97	Highway 33	Okanagan Connector	Trans-Canada Highway
Distance	400 m	12.9 km	11.4 km	114 km
Travel Time	1 min	14 min	12 min	1hr 30 min

AIRPORTS

	Kelowna International Airport	Vernon Regional Airport	Penticton Airport	Harbour Air
Distance	21.1 km	61.3 km	61.2 km	12.2 km
Travel Time	22 min	50 min	45 min	16 min

MUNICIPALITIES

	Downtown Kelowna	Vernon	Merritt	Kamloops
Distance	7.6 km	58 km	120 km	171 km
Travel Time	9 min	55 min	1 hr 17 min	2 hr 9 min

Contact for more information

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 ilya.t@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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