

# INTRAURBAN MCCARTHY - PRICING MATRIX

## 9670 MCCARTHY ROAD, KELOWNA, BC

| Unit #         | 101         | 102 (Show Suite)     | 103                  | 104      | 105      | 106      | 107                  | 108                  | 109                  | 110                  | 111                    | 112                    |
|----------------|-------------|----------------------|----------------------|----------|----------|----------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|
| Ground         | 2,325 sf    | 1,320 sf             | 1,320 sf             | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf             | 1,320 sf             | 1,320 sf             | 1,320 sf             | 1,770 sf               | 2,898 sf               |
| Mezz           | 1,402 sf    | 748 sf               | 748 sf               | 748 sf   | 748 sf   | 748 sf   | 748 sf               | 748 sf               | 748 sf               | 748 sf               | 1,003 sf               | 1,649 sf               |
| Total          | 3,727 sf    | 2,068 sf             | 2,068 sf             | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf             | 2,068 sf             | 2,068 sf             | 2,068 sf             | 2,773 sf               | 4,547 sf               |
| Original Price | ————        | <del>\$858,220</del> | <del>\$827,200</del> | SOLD     | SOLD     | SOLD     | <del>\$806,520</del> | <del>\$806,520</del> | <del>\$806,520</del> | <del>\$827,200</del> | <del>\$1,109,200</del> | <del>\$1,818,800</del> |
| New Price      | \$1,341,720 | \$703,120            | \$672,100            |          |          |          | \$618,332            | \$672,100            | \$672,100            | \$672,100            | \$901,225              | \$1,591,450            |

| Unit #         | 113         | 114                  | 115                  | 116                  | 117                  | 118      | 119                  | 120      | 121      | 122                  | 123      | 124                    |
|----------------|-------------|----------------------|----------------------|----------------------|----------------------|----------|----------------------|----------|----------|----------------------|----------|------------------------|
| Ground         | 2,271 sf    | 1,320 sf             | 1,320 sf             | 1,320 sf             | 1,320 sf             | 1,320 sf | 1,320 sf             | 1,320 sf | 1,320 sf | 1,320 sf             | 1,770 sf | 2,055 sf               |
| Mezz           | 1,402 sf    | 748 sf               | 748 sf               | 748 sf               | 748 sf               | 748 sf   | 748 sf               | 748 sf   | 748 sf   | 748 sf               | 1,003 sf | 1,231 sf               |
| Total          | 3,673 sf    | 2,068 sf             | 2,068 sf             | 2,068 sf             | 2,068 sf             | 2,068 sf | 2,068 sf             | 2,068 sf | 2,068 sf | 2,068 sf             | 2,773 sf | 3,286 sf               |
| Original Price | ————        | <del>\$858,220</del> | <del>\$827,200</del> | <del>\$806,520</del> | <del>\$806,520</del> | SOLD     | <del>\$806,520</del> | SOLD     | SOLD     | <del>\$806,520</del> | SOLD     | <del>\$1,314,400</del> |
| New Price      | \$1,322,280 | \$672,100            | \$672,100            | \$672,100            | \$672,100            |          | \$672,100            |          |          | \$672,100            |          | \$1,150,100            |

Zoning: I2 - General Industrial

Updated September 22, 2025

**IntraUrban McCarthy is the perfect space for a variety of small and medium-sized businesses:**  
 Bakeries, microbrewers, food manufacturing, construction supply, wholesalers and distributors, small manufacturing (furniture, fashion, tools, etc.), high-tech/creative studio and recreational storage

- Features**
- 28’ Clear warehouse ceiling height
  - One 12’ x 14’ grade level front loading door per unit (with the possibility of combining units for rear loading opportunity)
  - 500 lbs/sf loading capacity on the main floor and 100 lbs/sf on mezzanine
  - 3-Phase power supply (200 amp) suits the most demanding of businesses
  - Separately metered utilities
  - ESFR Sprinklers
  - Built-in concrete second floor mezzanine for roughed-in washroom plumbing
  - Primed & painted mezzanine walls, and efficient LED lighting makes a convenient office space
  - Accessible washroom built-out on ground floor and white primed interior warehouse drywalls for for a turnkey, ready-to-operate space
  - Warehouse skylight, ceiling fan, and gas fired unit heater
  - Operable windows and HVAC unit provided for heating and cooling mezzanine
  - Mezzanine finishes now included