

# 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	UNDER CONTRACT	<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				\$641,080	\$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>	UNDER CONTRACT	<del>\$806,520</del>	SOLD	<del>\$806,520</del>	<del>\$806,520</del>	<del>\$1,109,200</del>	<del>\$1,314,400</del>
New Price	\$1,322,280	\$672,100	\$672,100	\$672,100	\$672,100		\$672,100		\$672,100	\$672,100	\$901,225	\$1,150,100

Zoning: I2 - General Industrial

Updated March 27, 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