

FOR SALE



3,629 SF FULLY BUILT OUT CORNER INDUSTRIAL UNIT FOR SALE

101 – 3310 Carrington Road, West Kelowna BC

STEWART DUNBAR

PERSONAL REAL ESTATE CORPORATION

250.718.8775

stewart@coldwellbanker.ca



COLDWELL BANKER
HORIZON REALTY

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

We are pleased to present a rare opportunity to acquire a 3,629 square foot fully built out strata industrial unit currently operating as a brewery. Property is located just off Highway 97 in West Kelowna.

This property offers flexible zoning, accommodating Business Industrial, Service Commercial, Office, Residential, and Ancillary Retail uses. Built for functionality, it features grade loading with 12’ x 12’ overhead doors, concrete exterior walls, and 24’ clear height to the underside of the truss, along with full sprinkler coverage for safety. With prime Highway 97 exposure to over 30,000 vehicles per day, the location delivers unmatched visibility and signage opportunities. The unit includes three finished washrooms, 200-amp, 3-phase electrical service, and five dedicated parking stalls. The investment is secured by a 125-year pre-paid land lease, and the space comes fully built out as an operational brewery, making it an exceptional turnkey opportunity.

PROPERTY SUMMARY

FEATURE	DETAILS
Address	101 – 3310 Carrington Road, West Kelowna BC
Zoning	BI
Main Floor Area	2,712 SF
Second Floor Area	917 SF
Total Area	3,629 SF
Year Built	2024
Power	3 PH 200 amps
Ceiling Heights	24’
Loading	12’W x 12’H door
HVAC	New HVAC systems (2024)
Lighting	LED lighting

BUILDING HIGHLIGHTS

- Flexible zoning: Business Industrial, Service Commercial, Office, Residential & Ancillary Retail
- Grade loading/12’ x 12’ overhead doors
- Concrete exterior walls & 24’ clear to underside of truss
- Highway exposure, 30,000+ vehicles/day
- Fully sprinklered
- Includes 3 finished washrooms, two on the main level and one on the second floor, 200 amp - 3 phase electrical service
- Your investment is secured with a 125-year pre-paid land lease
- Five (5) parking stalls have been allocated with each unit
- Fully Built out as an operational brewery

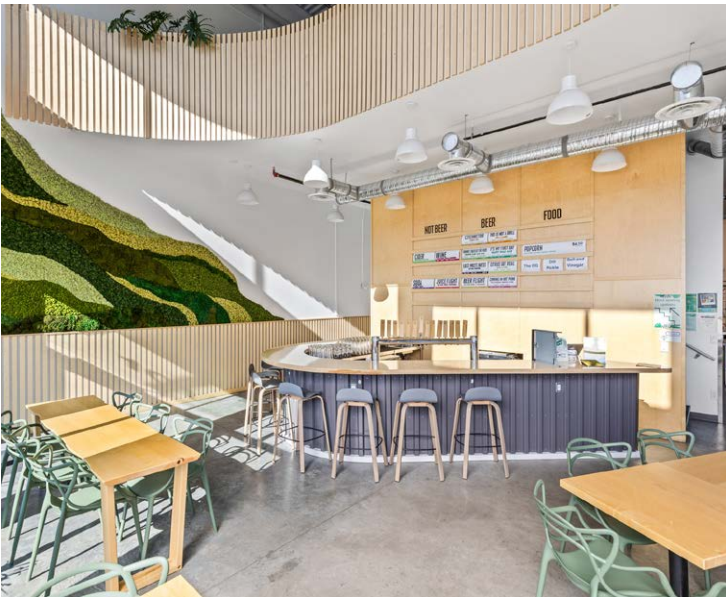


BREWERY FEATURES

The brewery features a bright, modern, 84-seat licensed lounge area across the main floor and mezzanine which includes views onto beautiful Okanagan Lake. Custom birch wood planter boxes and architectural details throughout connect the natural elements of the outdoors. The mezzanine features a semi-private meeting space, washroom, secure office and locker room, corner windows and a custom radius bar to take in the views.

The main floor features a custom curved bar, stunning moss wall, and seating area, with access to two universal washrooms, kitchen and production area. The space is prewired for audio and visual including high speed internet and a security system.

Heating and air conditioning is supplied by a rooftop unit with additional heating via a unit heater in the production area. High bay LED lights produce full daylight in the production area with recessed LEDs included in the Kitchen and hallway Dimmable soft lighting rounds out the lounge area.

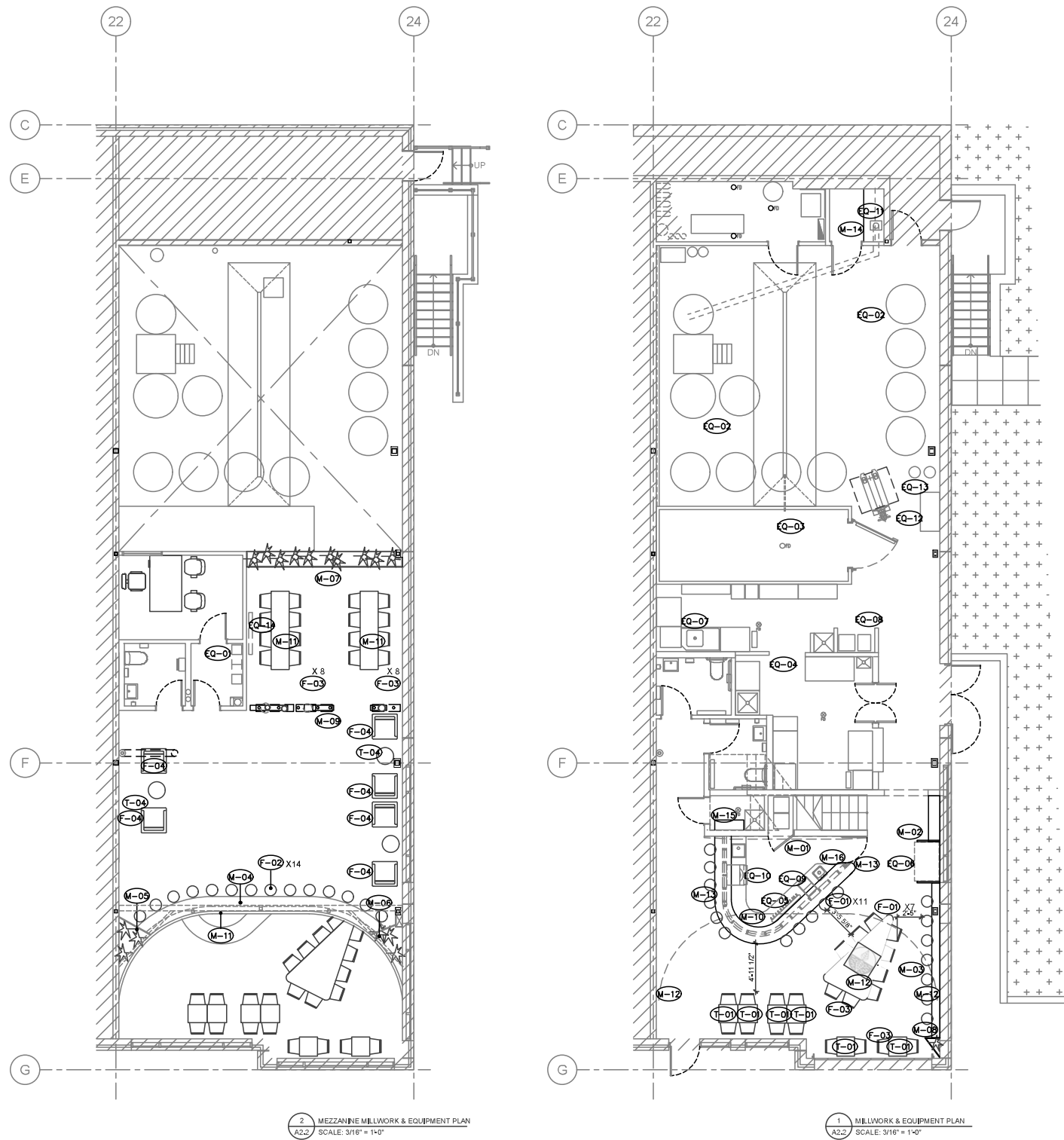


UNIT CUSTOMIZATIONS

- 3-phase, 208V power with 225A, 100% rated tenant panel and 150A secondary panel
- Custom mill room with ventilation system
- Custom mechanical room plumbed for low pressure steam system
- Upgraded 60-gallon commercial gas water heater
- 20' Channel drain including slope to drain and epoxy coated flooring
- 10' high moisture resistant FRP panels
- Plumbed for glycol supply and return with schedule 80 PVC piping throughout
- 4' side access shipping/walkway with access to double doors
- In ground 50' PVC conduit for draft system and additional line capacity
- Painted interior ceiling
- High Bay and recessed LED lighting
- Plumbed and wired kitchen and dish washing area including floor drains
- Janitorial closet including two mop sinks
- Structurally upgraded mezzanine complete with open vestibule stairwell, office, washroom, and storage room
- 3M Security film installed windows



SITE PLAN & FLOOR PLAN



101 – 3310 CARRINGTON ROAD, WEST KELOWNA BC

STRATEGICALLY LOCATED ALONG HIGHWAY 97

- Highway 97 is the main north–south arterial route through the Okanagan, carrying both local and regional traffic. A frontage or proximity location ensures maximum exposure to thousands of daily commuters, tourists, and commercial vehicles
- The corridor is lined with a mix of retail, service commercial, automotive, and light industrial businesses, providing excellent clustering and drawing consistent customer flow
- West Kelowna is a primary entry point for visitors traveling between the South Okanagan wine region and Kelowna International Airport



KEY HIGHLIGHTS

- Prime Highway Location – Excellent visibility with exposure to 30,000+ vehicles daily
- Turnkey Condition – Move-in ready with brand-new systems and infrastructure (2024)
- Flexible Use – Ideally suited for brewery, winery, or related operations
- Unique Ownership Structure – 125-year pre-paid lease offering long-term security
- High Visibility Signage – Exceptional exposure and branding opportunities along Highway 97





STEWART DUNBAR

PERSONAL REAL ESTATE CORPORATION

250.718.8775

stewart@coldwellbanker.ca



COLDWELL BANKER
HORIZON REALTY

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, RLK Commercial, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.