

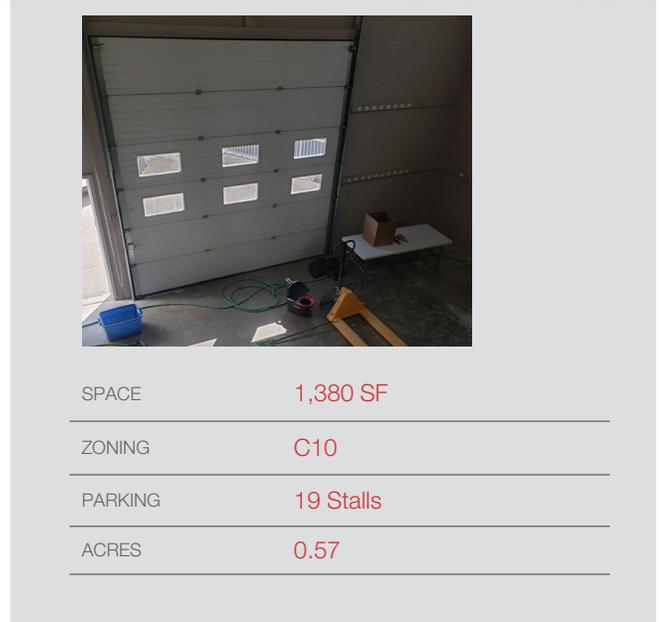


1880 Baron Rd

Kelowna, BC

Property Features

Centrally located in the heart of Kelowna, close to Canadian Tire. This versatile warehouse space is 1380 SF with mezzanine storage space. C10 zoning allows for a variety of Service Commercial and Retail Uses, including retail (Land Use Contract M46624). Secured and locked during the evening with a chain link fence and rolling chain-link gate that is accessed electronically. 19 Parking stalls available and security cameras around the entire building.



LEASE RATE **\$16.00 PSF**

Estimated NNN **TBD**

Availability **April 1 2022**

MLS®# **10248648**

For more information:

Anita Barnett

250-300-9102 • anita.barnett@naiokanagan.ca

FOR Lease
1,380SF
Warehouse Space



Location Advantages

- Centrally located near Canadian Tire
- Easy access to Highway 97
- Plenty of free parking

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14.10 C10 – Service Commercial

C10lp – Service Commercial (Liquor Primary)

C10lp/rls – Service Commercial (Liquor Primary/Retail Liquor Sales)

C10rls – Service Commercial (Retail Liquor Sales)

C10rcs – Service Commercial (Retail Cannabis Sales)

C10rls/rcs – Service Commercial (Retail Liquor Sales/Retail Cannabis Sales)

C10lp/rcs – Service Commercial (Liquor Primary/Retail Cannabis Sales)

C10lp/rls/rcs – Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales)

14.10.1 Purpose

The purpose is to designate and preserve land for the accommodation of a mix of **commercial uses**, including vehicular oriented areas, not provided for in other **zones**.

14.10.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) amusement arcades, major
- (d) automotive and minor recreation vehicle sales/rentals
- (e) automotive and equipment repair shops
- (f) auctioneering establishments
- (g) bingo facilities
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) child care centre, major
- (l) commercial schools
- (m) commercial storage
- (n) community garden
- (o) community recreation services
- (p) convenience vehicle rentals
- (q) equipment rentals
- (r) emergency and protective services
- (s) flea markets
- (t) fleet services
- (u) food primary establishment
- (v) funeral services
- (w) gas bars
- (x) government agencies
- (y) greenhouses and plant nurseries
- (z) household repair services
- (aa) liquor primary establishment, major (C10lp and C10lp/rls only)
- (bb) non-accessory parking
- (cc) offices, construction and development industry
- (dd) participant recreation services, indoor
- (ee) pawnshop
- (ff) private clubs
- (gg) rapid drive-through vehicle services
- (hh) recycled materials drop-off centres
- (ii) retail cannabis sales establishment (C10rcs, C10rls/rcs, C10lp/rcs, and C10lp/rls/rcs only)

- (jj) **retail stores, service commercial**
- (kk) **service stations, minor**
- (ll) **supportive housing**
- (mm) **temporary parking lot**
- (nn) **temporary shelter services**
- (oo) **thrift stores**
- (pp) **truck and mobile home sales/rentals**
- (qq) **used goods stores**
- (rr) **utility services, minor impact**
- (ss) **vehicle and equipment sales/rentals, industrial**
- (tt) **vehicle and equipment services, industrial**
- (uu) **warehouse sales**

14.10.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **amusement arcades, minor**
- (c) **food primary establishment**
- (d) **liquor primary establishment, minor**
- (e) **residential security/operator unit**
- (f) **retail liquor sales establishment (C10lp/rls only)**

14.10.4 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m, except it is 40.0 m if not **abutting a lane**.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 1000 m².

14.10.5 Development Regulations

- (a) The maximum **floor area ratio** is 0.65.
- (b) The maximum **site coverage** is 60%.
- (c) The maximum **height** is the lesser of 12.0 m or 3 **storeys**.
- (d) The minimum **front yard** is 2.0 m.
- (e) The minimum **side yard** is 0.0 m, except it is 2.0 m when **abutting a flanking street**, and 4.5 m when **adjacent** to a residential, agricultural, or institutional **zone**.
- (f) The minimum **rear yard** is 0.0 m.

14.10.6 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (b) Only one **residential security/operator unit** is permitted on a **site**.

- (c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the **building** area used by the **business** to carry on its operation and the storage is screened from view from any **street** or **lane** and from **adjacent** properties.

Site Plan

