



431 Highway 33 W

Kelowna, BC

Prime Office/Retail Space in Rutland – Highway 33 Exposure!

Discover this versatile 1,302 SF main floor unit offering exceptional visibility and frontage on bustling Highway 33 in the heart of Rutland. Perfect for office or retail use, this space features:

- Customer parking on-site for convenience
- Direct street-level access for easy walk-in traffic
- Two bathrooms and a compact kitchenette for staff comfort
- High-traffic location ideal for maximizing exposure

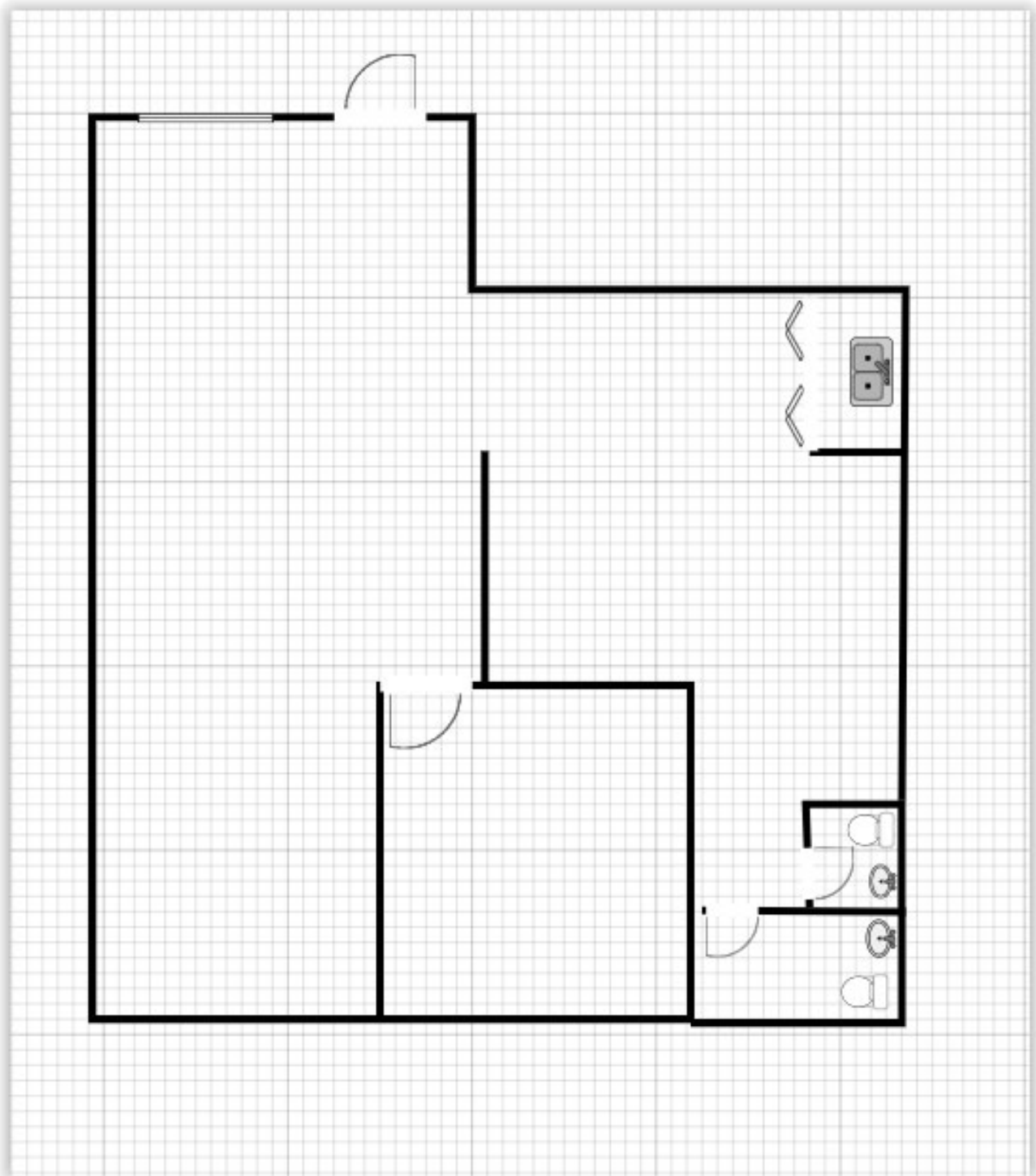
Available immediately, this unit is a rare opportunity to establish your business in a vibrant, accessible location. Contact us today to schedule a viewing.



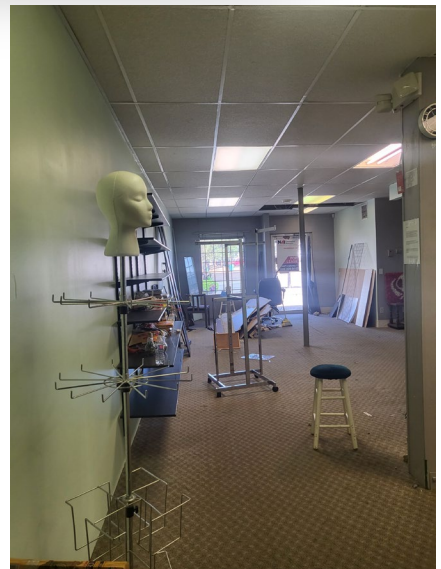
RATE	\$18.00PSF
Office Space	1,302 SF
Estimated NNN 2025	\$10.00 PSF
Availability	Immediate

Anita Barnett B. Sc.

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



Location



For more information:

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14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses																						
Uses		Zones																				
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	n/a	n/a
3	Alcohol Production Facility	-	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ²	-	-	-	-	-	-	-	-	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
6	Apartment Housing	P ⁶	P ⁶	P	P	P	P	P	P	P	-	-	-	-	S	S	-	-	-	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	Boat Storage	-	-	-	S ¹³	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	S	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	P
22	Drive Throughs	-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	-	-	-	-	-	-	-	-	-	-	-	-
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	P	S	S	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P ⁵	P	P	P	P	P	P	P	P	P ⁵	P ⁵	-	-	P	S	P	-	S	S ⁷	-	S ⁵
28	Gaming Facilities	-	-	-	-	P ⁸	P ⁸	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P ¹²	P ¹²	-	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	-	P ¹²	-	-	-	-	-	-	-	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S ³	-	-	-
34	Home-Based Business, Major	-	-	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	-	-	-	-	-	-	-	-	-	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
38	Liquor Primary Establishment	P ^{4,5}	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁵	P ⁵	-	-	S ⁴	-	S ⁴	-	S ⁴	-	-	S ^{4,5}
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-
44	Offices	P ⁶	P ⁶	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-

Section 14 – Core Area and Other Zones

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Section 14.9 – Principal and Secondary Land Uses																						
Uses		Zones																				
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S ³	S	-	S ⁴
58	Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹	-	-	-	-	-	-	-	-	-	-
59	Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-	-	-	-	-	-	-	-	-	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-
62	Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-
64	Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones			Core Area and Other Zones					
Uses	At Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	

For more information, visit
kelowna.ca

City of Kelowna

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Uses	Zones																				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																				
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FOOTNOTES (Section 14.9):																					
¹ In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m ² per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m ² in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.																					
² Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for remuneration.																					
³ Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m ² or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m ² .																					
⁴ Liquor primary establishments must hold a Liquor Primary Licence.																					
⁵ Retail, food primary establishment, liquor primary establishments shall not exceed 235 m ² in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m ² gross floor area limit.																					
⁶ Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to above the first floor. Offices and Apartment Housing cannot occur on the ground floor.																					
⁷ Food primary establishment shall be limited to a maximum 465 m ² GFA. Retail shall be limited to a maximum 465 m ² GFA and no more than 50 m ² of GFA for any individual tenant space.																					
⁸ Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.																					
⁹ Retail cannabis sales must have 'rcs' Retail Cannabis Sales sub-zoning on the property.																					
¹⁰ Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.																					
¹¹ Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.2, Map 4.4, Map 4.6, Map 4.8, & Map 4.9).																					
¹² Within an Urban Centre or a Village Centre zone a gas bar must have the 'fg' sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.																					
¹³ Boat Storage is only permitted with the Cook / Lakeshore Village Centre.																					
¹⁴ Drive Throughs must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.																					
¹⁵ Secondary suites are only permitted within Single Detached Housing and Townhouses. The maximum net floor area of a Secondary Suite is 50 m ² .																					

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