

**8991 JIM BAILEY ROAD, KELOWNA**  
**RECENTLY RENOVATED STAND ALONE BUILDING**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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#### SIZE

+/- 1,890 SQFT

#### PARKING

2 stalls per unit  
*Additional parking available on a first come first serve basis*

#### ZONING

I2

#### BASIC RENT

\$18.50/FT

#### ADDITIONAL RENT

\$4.00/FT



Recently renovated stand alone building



Excellent signage and exposure



Located in growing Kelowna North Industrial Area



Strategically located between Kelowna & Vernon

#### OVERVIEW

+/- 1,890 SQFT stand alone building located in the developing area that borders Kelowna and Lake Country. Britannia Brewing Co. is currently under construction on the rear of the property which will soon house a full service brewery and restaurant with a large outdoor patio area. The Deer Meadows residential development is planned for 400+ residential suites which is also located across the street. Zoned I2, this property is suitable for a variety of different businesses and uses that fit within the general industrial zoning that would complement the exciting transformation that is soon to take place in August 2023.





**SUBJECT PROPERTY**

**BREWERY**

**8999 JIM BAILEY**

**NORTH PATIO**

**SOUTH PATIO**

**SPECIAL EVENT AREA**

**SPECIAL EVENT AREA**

**LAWN BOWLING AREA**

**COMMON AREA**

**RENTED SPACE**

**KITCHEN**

**RECEPTION COMMON AREA**

**OFFICE #2**

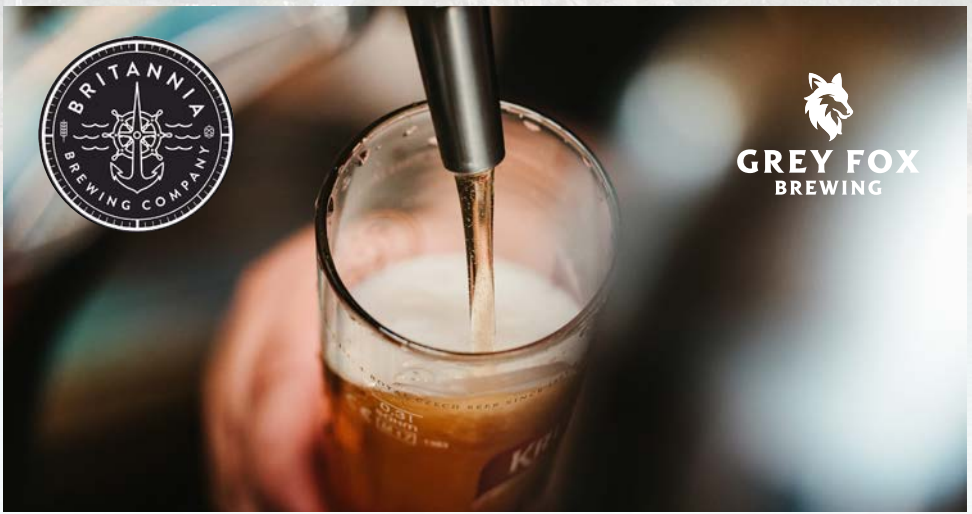
**OFFICE #1**



Okanagan Rail Trail Photo: [www.okanaganrailtrail.ca](http://www.okanaganrailtrail.ca)

## KELOWNA NORTH INDUSTRIAL PARK

The Kelowna North Industrial Park is one of the fastest growing commercial areas in the Okanagan. Previously known for Hiram Walker Distillery and Manufacturing Park, this area is quickly evolving through the development of light industrial projects. These developments have attracted a variety of new tenants outside of traditional industrial users, including breweries, food concepts and sporting goods retailers. Nearby businesses and residents benefit from direct access to the scenic Okanagan Rail Trail, located approximately 100 feet from the Subject Property. The Okanagan Rail Trail spans 50km from Downtown Kelowna to Vernon with 24km of the trail being along lakefronts, creeks and natural habitats.



Kalamalka Lake



## ALLOWABLE 12 ZONING USES

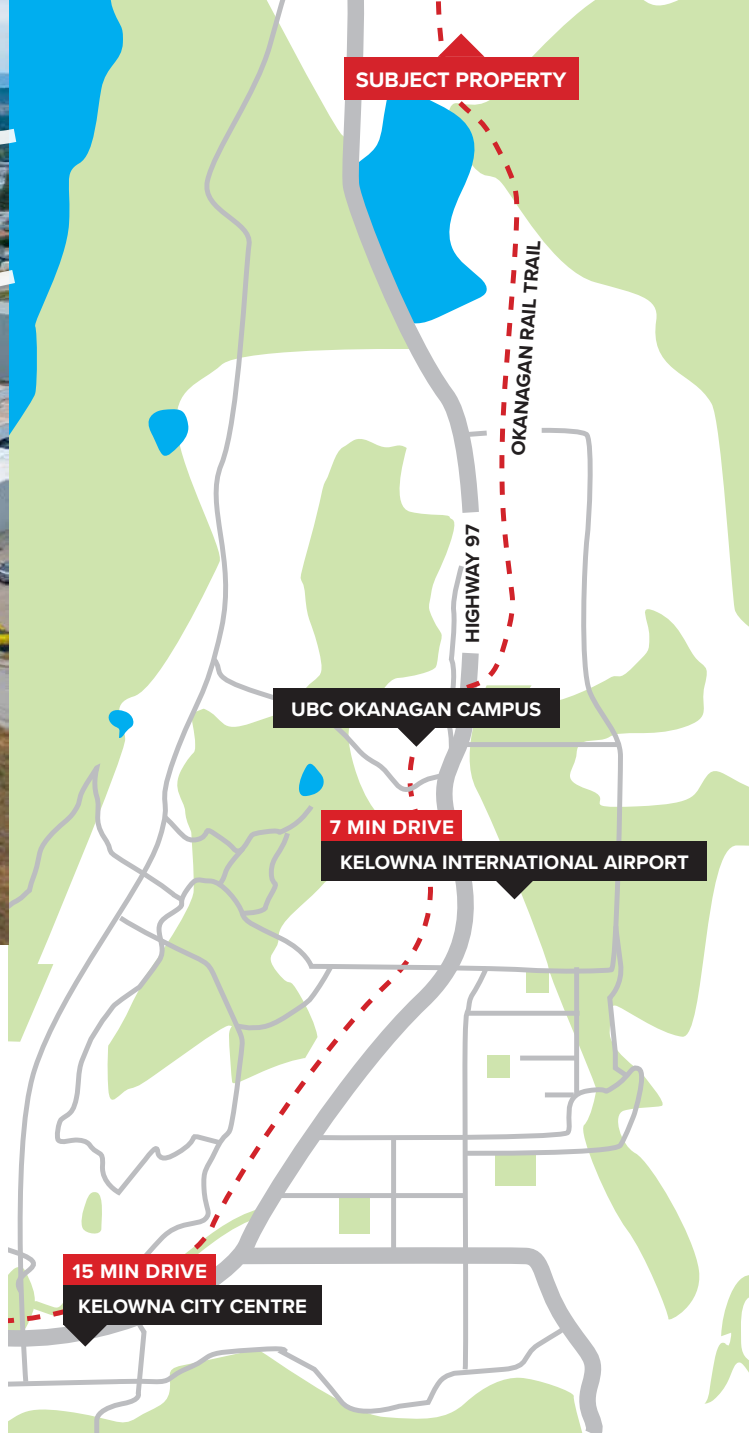
### Primary:

- Alcohol production
- Animal clinics
- Auctioneering establishments
- Automotive and equipment
- Boat storage
- Bulk fuel depot
- Cannabis production
- Commercial storage
- Emergency and protective services
- Fleet services
- Food primary
- Gas bar
- General industrial
- Liquor primary
- Non-accessory parking
- Outdoor storage
- Indoor participant recreation
- Recycling depots/drop offs
- Temporary shelter services
- Warehousing



### Secondary:

- Agriculture
- Residential security
- Retail cannabis



**LOCATION**

Centrally located in the growing Kelowna North Industrial Area which has seen an influx of development and new businesses in recent years. Easily accessible from Kelowna International Airport and Highway 97.

**FOR MORE INFORMATION CONTACT**

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