

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

**FOR  
LEASE**



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**SIZE**

+/- 1,890 SQFT

**PARKING**

2 stalls

*Additional parking available on a first come first serve basis*

**ZONING**

I2

**BASIC RENT**

\$16.75/FT

**ADDITIONAL RENT**

\$4.00/FT (Estimate)



**Recently renovated stand alone building**



**Excellent signage and exposure**



**Located in growing Kelowna North Industrial Area**



**Strategically located between Kelowna & Vernon**

**OVERVIEW**

± 1,890 SF stand alone building located in the growing Kelowna North Industrial corridor. The property is situated directly next to the popular Britannia Brewing Company brewery and restaurant, offering a unique opportunity for a business that complements this vibrant destination. With high visibility and strong foot traffic generated by the brewery, neighbouring businesses, and Deer Meadows residential development, the property is well suited for a variety of I2 zoned uses. Available immediately.





**SUBJECT PROPERTY**

**BRITANNIA BREWING CO**

**NORTH PATIO**

**SOUTH PATIO**

**SPECIAL EVENT AREA**

**SPECIAL EVENT AREA**

**LAWN BOWLING AREA**

**COMMON AREA**

**RENTED SPACE**

**KITCHEN**

**OFFICE #2**

**RECEPTION COMMON AREA**

**OFFICE #1**



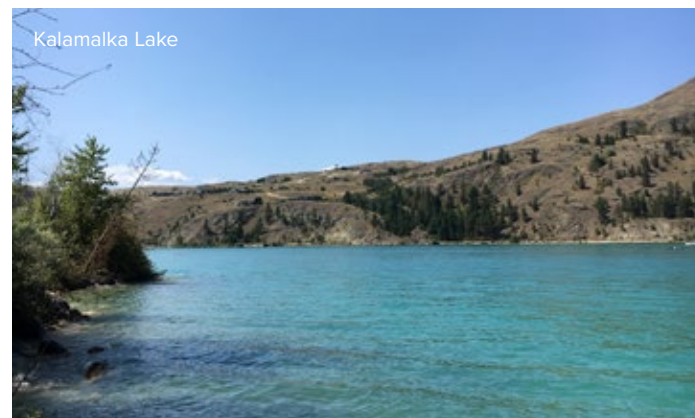
Okanagan Rail Trail Photo: [www.okanaganrailtrail.ca](http://www.okanaganrailtrail.ca)

## 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.



**GREY FOX**  
BREWING



Kalamalka Lake



### SYNERGY WITH BRITANNIA BREWING CO.

The property is located immediately adjacent to Britannia Brewing Co., a well-established and highly trafficked destination brewery and restaurant. This adjacency creates a powerful anchor-driven environment, offering:

#### Built-In Foot Traffic

- Consistent daytime and evening visitation
- Event-driven spikes (live music, seasonal programming, group gatherings)
- Spillover demand for complementary uses



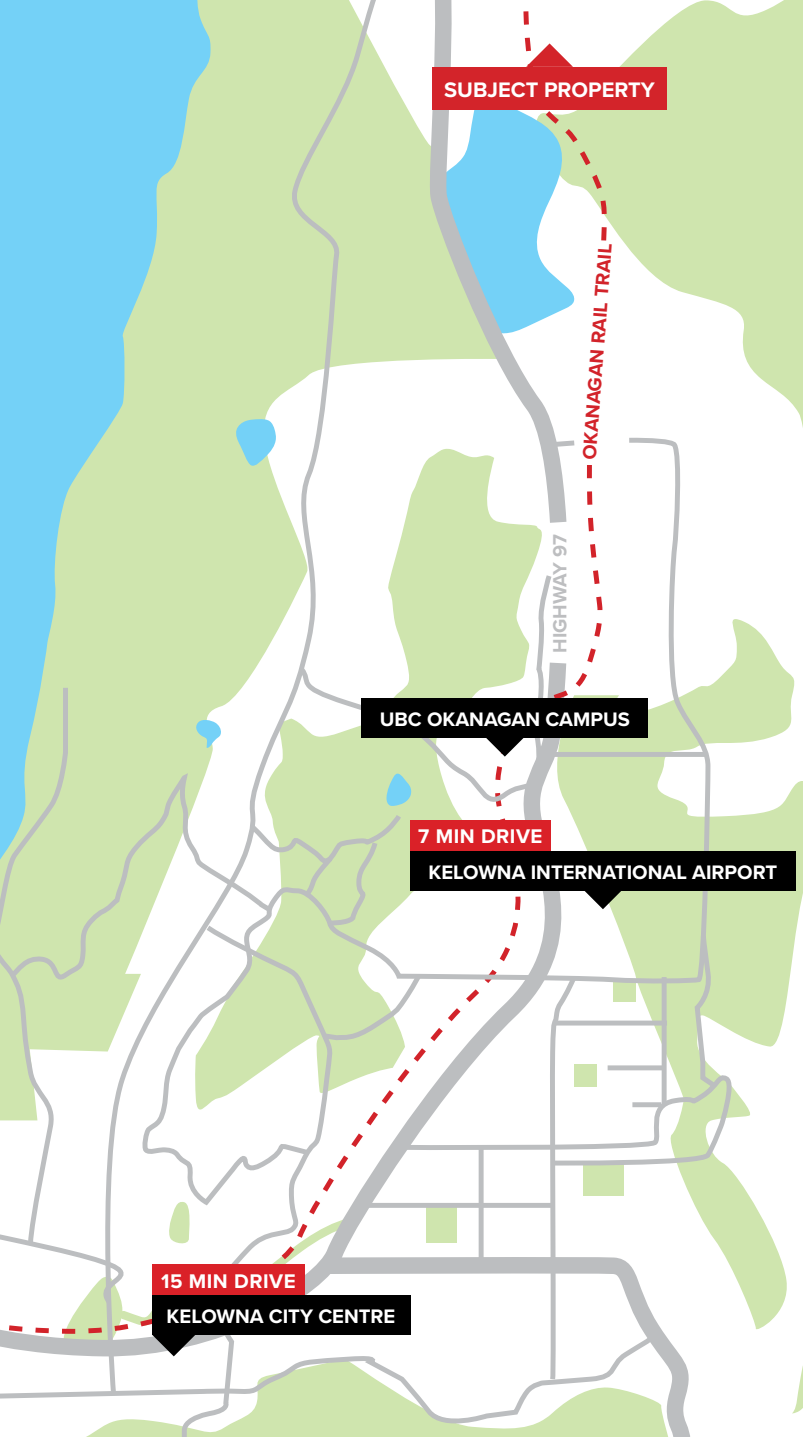
### IDEAL COMPLEMENTARY USES

Businesses that would benefit most include:

- Specialty food concepts (quick service, takeout, bakery, café)
- Ice cream / dessert / grab-and-go offerings
- Outdoor recreation retail (bike rentals, paddle, trail gear)
- Wellness & lifestyle (fitness studio, recovery, physio, yoga)
- Experiential and specialty retail or tasting concepts

The site effectively functions as an extension of Britannia's customer base, while also capturing independent demand.





**SUBJECT PROPERTY**

HIGHWAY 97

**UBC OKANAGAN CAMPUS**

**7 MIN DRIVE**

**KELOWNA INTERNATIONAL AIRPORT**

**15 MIN DRIVE**

**KELOWNA CITY CENTRE**



**< AIRPORT & CITY CENTRE**

**LAKE COUNTRY & VERNON >**

HWY 97

**DEER MEADOWS DEVELOPMENT**

**HOLIDAY PARK RV RESORT**

**BELAIRE ESTATES**

**SUBJECT PROPERTY**

**BRITANNIA BREWING CO**

**GREY FOX BREWING**

**OKANAGAN LAKE**

JIM BAILEY RD

**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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