

FOR SALE



RARE POWERHOUSE INDUSTRIAL FLEX STRATA WITH OPTIONAL SALE LEASEBACK

OWNER-OCCUPIER OR INVESTMENT OPPORTUNITY

103 – 815 Vaughan Avenue, Kelowna, BC

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EXECUTIVE SUMMARY

A rare opportunity to acquire 1,914 SF of premium industrial flex strata space within the highly sought-after Powerhouse development in Kelowna’s Brewery District.

Featuring 24’ clear ceilings, grade loading, 200-amp 3-phase power, and flexible I1 zoning with retail and office permissions, the property offers a highly functional ownership opportunity in one of Kelowna’s most desirable urban industrial locations

Ideal for owner-users, with optional sale leaseback income available for investors or phased occupancy.

THIS OPPORTUNITY COMBINES:

- Rare Powerhouse strata ownership opportunity
- Prominent Vaughan Avenue exposure
- High-quality existing improvements
- Flexible industrial zoning with expanded permitted retail and office uses
- Rare small-bay strata opportunity in downtown Kelowna

PROPERTY SUMMARY

FEATURE	DETAILS
Address	103 – 815 Vaughan Avenue, Kelowna, BC
Zoning	I1 – Light Industrial
Floor Area	1,262 SF
Mezzanine	±652 SF (50 PSF load capacity)
Year Built	2021
Power	200 Amp
Ceiling Height	24’ Clear
Loading	12’ W x 14’ H Grade Door
Parking	3 Reserved Stalls
HVAC	Fully Distributed
Occupancy	Vacant Possession or Optional Leaseback
Strata	Industrial Flex Strata
Strata Fees	\$477 per month (approx.)
Price	\$1,250,000

INVESTMENT HIGHLIGHTS

- 1,914 SF total floor area
(1,262 SF of ground level & 652 SF of mezzanine)
 - New NNN lease in place
 - 24’ clear ceiling heights
 - 12’ W x 14’ H grade-level overhead door
- 200-amp 3phase 120/208V power
 - Three reserved parking stalls
 - Fully built out high end hair salon
 - Located in Kelowna’s Brewery District
 - Prominent frontage along Vaughan Ave



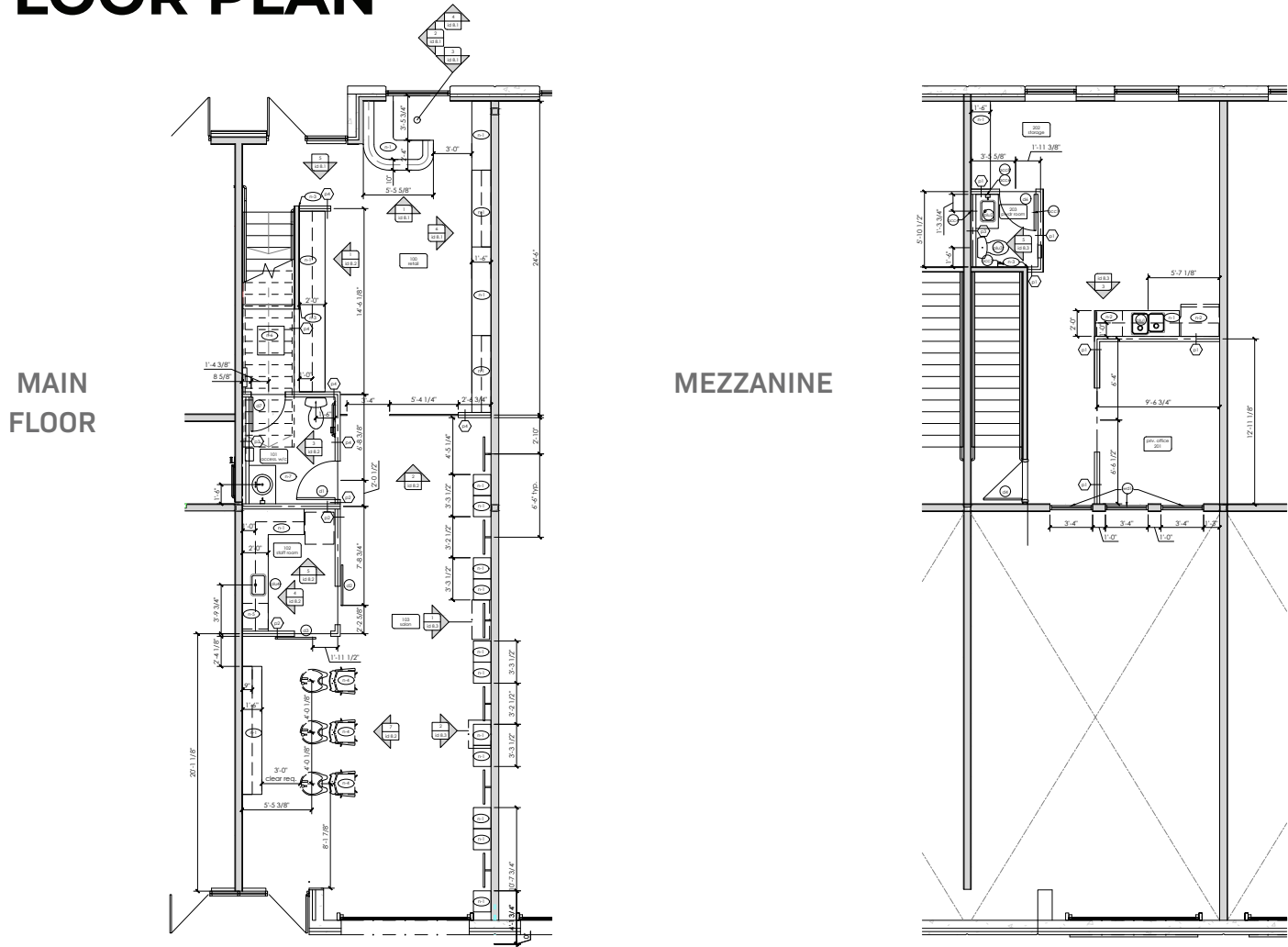
SALE LEASEBACK OPPORTUNITY

- Tenant:** Pomme Salon
- Lease Type:** Triple Net (NNN)
- Lease Term:** Optional new lease to be executed upon sale
- Operating Costs:** Tenant responsible for property taxes, strata fees, insurance, and operating expenses

The optional sale leaseback structure offers stable income for investors while preserving long-term flexibility for the future owner occupancy or repositioning

- IDEAL FOR:**
- Owner-users seeking future occupancy
 - Private investors
 - Passive income buyers
 - Portfolio diversification

FLOOR PLAN



103 – 815 VAUGHAN AVENUE, KELOWNA, BC

LOCATION OVERVIEW

Situated within Kelowna’s rapidly evolving Brewery District, the property benefits from strong pedestrian and vehicle exposure, proximity to the downtown core, and surrounding mixed-use residential growth.

The Powerhouse development is a modern industrial strata project constructed in 2021 and is highly sought-after for its central location, clean architectural design, and functional small-bay format.

- KEY LOCATION ADVANTAGES INCLUDE:**
- Central downtown access
 - Immediate connectivity to major arterial routes
 - Established commercial-industrial node
 - Growing residential density nearby
 - Desirable urban industrial setting



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PROPERTY PHOTOS







Full lease package and financial details available upon request.

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