



### *Small Format Cross Dock Facility*

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- Rarely Available Cross-Dock Facility: 7,900 SF purpose-built for efficient shipping and receiving.
- Prime Highway Location: Adjacent to Highway 97 with excellent visibility from both directions and convenient access for northbound and southbound traffic.



# PROPERTY DETAILS

**LIST PRICE: \$4,623,000**

<b>CIVIC ADDRESS</b>	613 Adams Road, Kelowna, BC
<b>LEGAL DESCRIPTION</b>	Lot 17 Section 2 Township 23 Osoyoos Division Yale District Plan 30107
<b>PID</b>	004-063-007
<b>LAND AREA</b>	1.14 acres or 49,658 SF
<b>BUILDING SIZE</b>	7,900 SF
<b>ZONING</b>	I2, General Industrial
<b>FUTURE LAND USE</b>	IND Industrial
<b>PROPERTY TAXES</b>	\$48,889.00 (2024)
<b>SERVICING &amp; POWER</b>	200 amp, septic sewer and storm to lot line
<b>PARKING</b>	Ample on-site parking for trucks and trailers
<b>YEAR BUILT</b>	1990
<b>CONSTRUCTION METHOD</b>	Concrete block
<b>CEILING HEIGHTS</b>	Approximately 14' in the warehouse, 9' on the main floor office and 8' on top floor.
<b>LOADING</b>	6 dock level loading doors



**613 ADAMS ROAD,  
KELOWNA, BC**

## OVERVIEW

### Investment Opportunity

HM Commercial Realty is pleased to present the rare opportunity to purchase a small-format cross-dock industrial facility ideally situated along Kelowna's busy Highway 97 corridor. This well-located property offers exceptional functionality, visibility, and accessibility for logistics, distribution, or service-oriented operations.

- Rarely Available Cross-Dock Facility: 7,900 SF purpose-built for efficient shipping and receiving.
- Excellent Loading: Featuring six dock loading doors for streamlined logistics and workflow.
- Prime Highway Location: Adjacent to Highway 97 with excellent visibility from both directions and convenient access for northbound and southbound traffic.
- Secure, Fenced Yard: 1.14 acre fully fenced and gated property provides enhanced security for vehicles, equipment, and inventory.
- Strategic Location: Situated on Adams Road, just south of Kelowna International Airport, offering proximity to key transportation routes and industrial services.

Functional Layout: Mixed-use building with well-designed office and warehouse components to accommodate a range of industrial and commercial users.

- High-Exposure Corner Lot: Prominent frontage and signage potential on a corner site with excellent exposure to passing traffic.
- Investment Opportunity: Long-term tenant in place, offering immediate income with flexibility for owner-occupancy or future repositioning.



# LOCATION

## *Highway Exposure in Kelowna's Reid's Corner*

613 Adams Road is strategically positioned adjacent to Highway 97 with excellent visibility from both directions and convenient access for northbound and southbound traffic. It is situated on Adams Road, just south of Kelowna International Airport, offering proximity to key transportation routes and industrial services.





# THE FINE PRINT

## *Important Information & Disclaimers*

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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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**Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.**

# NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

<b>RE:</b>	613 Adams Road, Kelowna, BC
<b>LEGAL DESCRIPTION</b>	Lot 17 Section 2 Township 23 Osoyoos Division Yale District Plan 30107
<b>PID:</b>	004-063-007

## Collectively referred to as the Property (the "Property")

Brocon Holdings Ltd. ("the "Owner") is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Per: \_\_\_\_\_

<b>Buyer's Signature</b>	Buyer's Company Name
_____	_____
Buyer's Name	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Per: \_\_\_\_\_

<b>Buyer Agent's Signature</b>	Buyer Agency Name
_____	_____
Buyer Agent's Name(Please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

**Once completed in full, please email to:**

info@hmcommercial.com  
 Unison HM Commercial Realty  
 100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4  
 Tel: (250) 712-3130

# LEADERS IN COMMERCIAL REAL ESTATE



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PROUDLY PRESENTED BY



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