



FOR SALE - \$1,995,000

Steve Harvey

Licensed Commercial Broker

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360 Spedding Court, Unit 4, Kelowna, BC

7,320 SF Available

Owner-User or Investment

THE OPPORTUNITY

360 SPEDDING COURT, KELOWNA, BC

A Rare Midtown Ownership Opportunity

Large-format commercial strata units in Midtown Kelowna are increasingly difficult to acquire – particularly those offering this level of size, accessibility, and flexibility.

Positioned just off Highway 97 with direct access from Baron Road, this property is located within one of Kelowna’s most active commercial corridors.

Previously occupied by a successful retail business for over 30 years, the location demonstrates proven long-term viability.

Now vacant and available for immediate possession, this opportunity allows for both owner-user occupancy or strategic lease-up.



INVESTMENT HIGHLIGHTS & PROPERTY OVERVIEW

360 SPEDDING COURT, KELOWNA, BC

Flexible Ownership with Upside

~\$273/SF | Competitive Midtown Pricing

Strata Fee: Approx. \$666.37/month

Management: Self-managed strata (limited documentation available)

- 7,320 SF large-format commercial strata unit
- Vacant – immediate occupancy or lease-up opportunity
- Proven location with 30+ years of continuous use
- Functional layout supporting multiple business types
- Strong demand for Midtown commercial space
- Limited availability of comparable units

Functional Layout & Scale

Total Area: 7,320 SF

- 5,700 SF main floor
- 1,620 SF legal mezzanine

Dimensions:

Approx. 60 ft × 95 ft

The layout offers a large open showroom floor with a functional mezzanine, allowing for a balance of customer-facing space and operational support.

Designed to accommodate a wide range of retail, showroom, and service-commercial uses.



BUILDING FEATURES

360 SPEDDING COURT, KELOWNA, BC



Designed for Operational Efficiency

- C2 – Vehicle-Oriented Commercial zoning
- 17.5 ft clear ceiling height
- One (1) 14' grade-level overhead door
- 3-phase, 220 amp electrical service
- Durable concrete flooring
- Two (2) washrooms
- Rooftop HVAC (updated 2020)
- Pylon signage providing strong exposure

PARKING

- 34 common stalls
- 3 dedicated
- 14 shared

A practical and efficient space designed to support both customer-facing operations and backend functionality.

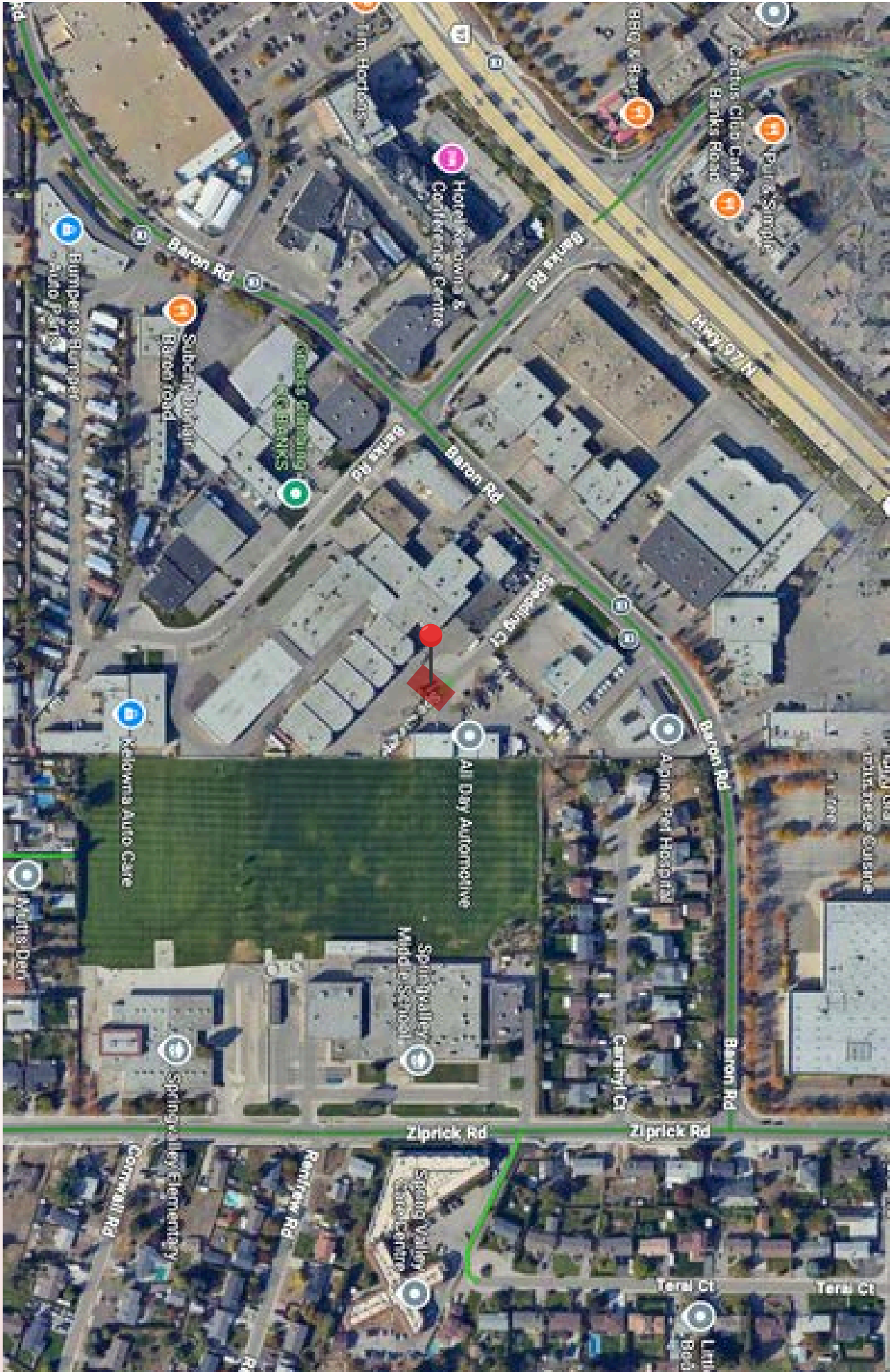
Location Overview

Midtown Kelowna Commercial Hub

Midtown Kelowna is one of the city's most active commercial corridors, serving as a central connection point for retail, service, and vehicle-oriented businesses.

- Immediate access to Highway 97 (Harvey Avenue)
- Direct connectivity via Baron Road
- Central location serving all areas of Kelowna
- Strong surrounding retail and service presence

A highly accessible location supporting both visibility and day-to-day operations.



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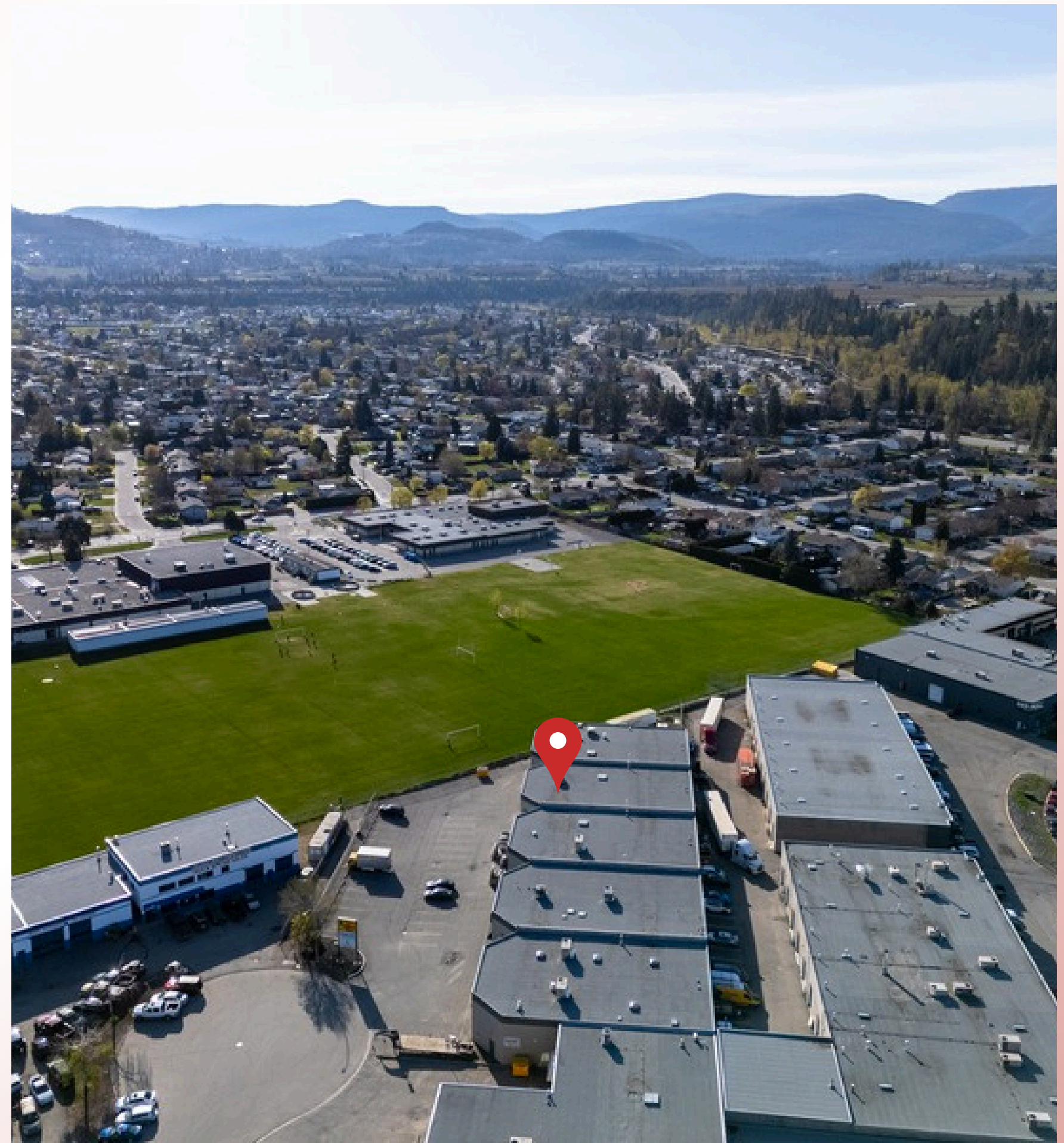
ACTIVE MARKET CONTEXT

360 Spedding Court, Kelowna, BC

Retail and service-commercial spaces within the Midtown corridor continue to see steady leasing activity, reflecting ongoing demand for centrally located commercial units.

- Comparable properties achieving lease rates in the \$20–\$26/SF range
- Limited availability of large-format units
- Strong demand for showroom and service-commercial uses

Spaces that offer size, access, and visibility are becoming increasingly difficult to secure within this corridor.



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FLEXIBLE USE & FUTURE POTENTIAL

BUILT FOR MULTIPLE OWNERSHIP STRATEGIES

This property supports a range of ownership approaches:

Owner-User:

Occupy the space immediately and establish operations in a central, high-exposure location.

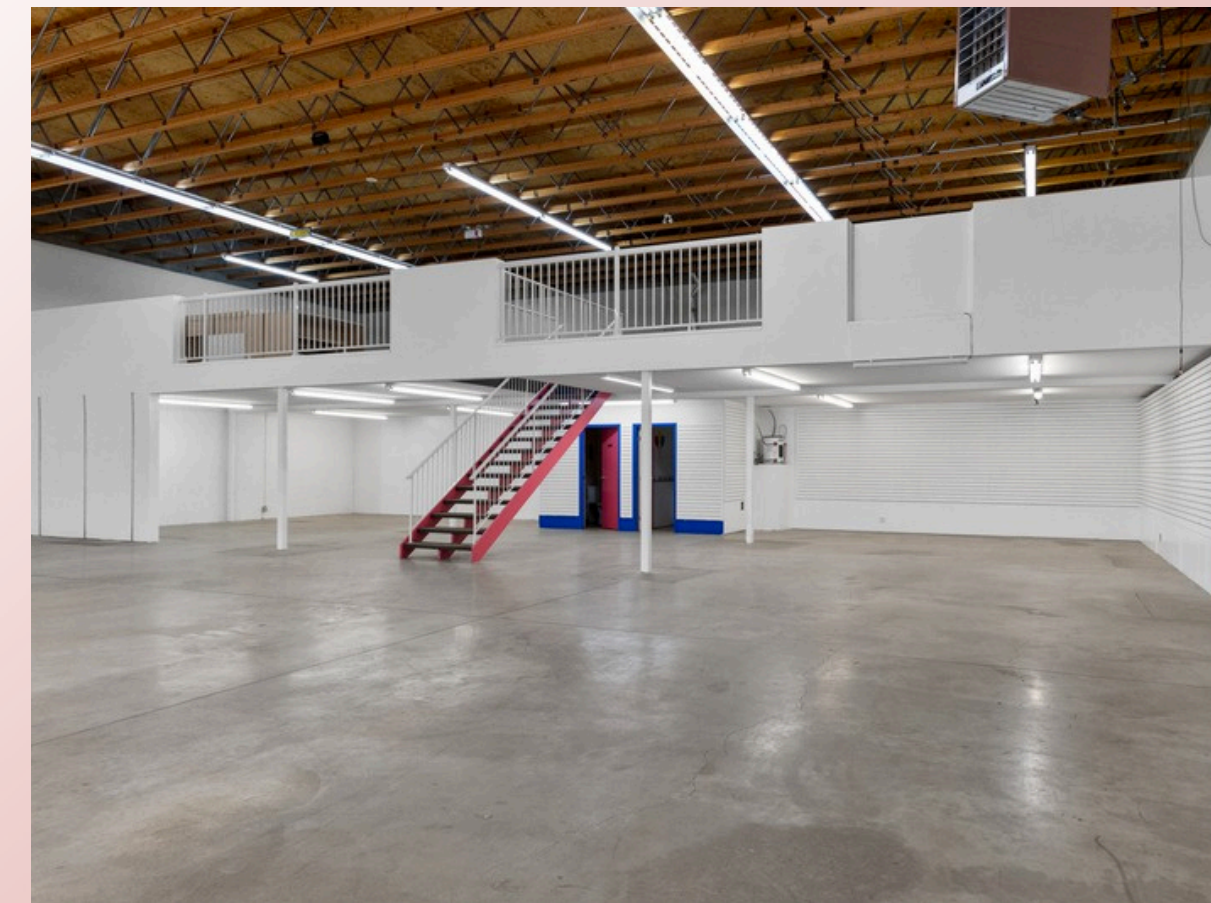
Investor:

Secure a well-located commercial asset and lease to tenants within a strong and active market.

Hybrid Approach:

Occupy a portion while leasing the remaining space, or reposition over time.

The flexible layout and central location allow the asset to adapt to changing business or investment needs.





Secure Your Position in Midtown Kelowna

Opportunities to acquire commercial strata units of this scale and functionality in Midtown Kelowna are rare.

Whether for owner-use or investment, this property offers long-term flexibility within a proven commercial corridor.

Contact for further information or to arrange a private viewing.

Offered at \$1,995,000 (~\$273/SF)



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