



# FOR SALE

#113 - 8930 Grigg Road,  
Kelowna, BC

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## PROPERTY DETAILS

- 2,070 SF industrial unit framed and ready to be finished in the gated, premium Storehouse complex
- Offering 22ft ceiling height, 1 oversized overhead door (12'W x 14'H), and both a front and rear man door access for the unit

# FOR SALE

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**\$437,500**

\$ 211.35 PSF

## INDUSTRIAL STRATA UNIT IN KELOWNA

#113 - 8930 Grigg Road,  
Kelowna, BC

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*HM Commercial Realty is pleased to present the opportunity to purchase an industrial strata unit totaling approx. 2,070 SF in the gated, premium Storehouse complex.*

- Strategically located within the Kelowna North industrial hub, with convenient access to the Kelowna International Airport, Vernon, and central Kelowna.
- 2,070 SF, offering 22ft ceiling height by the bay door, 1 oversized overhead door (12'W x 14'H), and both a front and rear man door access for the unit.
- I3 zoning permits multiple uses including general industrial use, cannabis/alcohol production, industrial automotive, and more.
- The unit includes HVAC, ceiling fans, floor drain, roughed-in plumbing, an unfinished bathroom and 200 AMP 3-phase power (120/208V).
- Framed and ready to be finished to suit your business needs
- 1 parking stall and 1 loading bay, plus outdoor storage space at the rear of the unit.
- The complex is secured with gated access via code and fob entry.
- Whether for business expansion or storage, this versatile bay offers convenience, security, and a great location.
- Lowest priced industrial real estate/SF in Kelowna



# PROPERTY DETAILS

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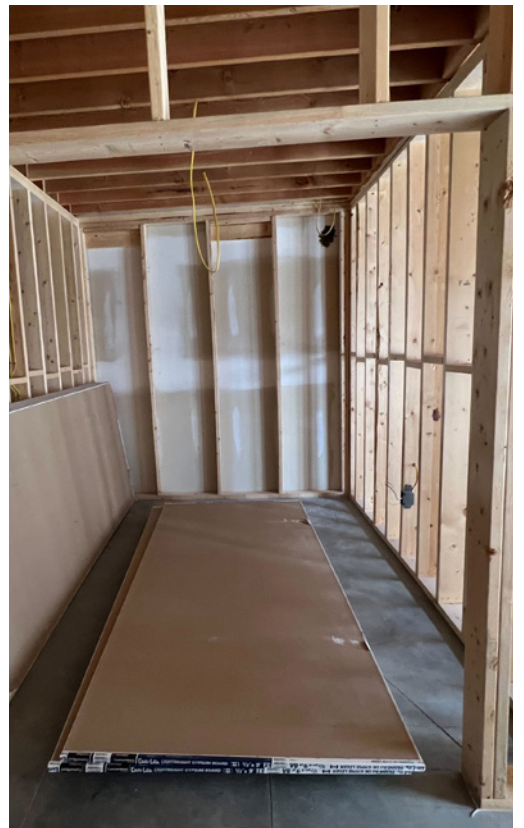
<b>CIVIC ADDRESS</b>	#113-8930 Grigg Road
<b>LEGAL DESCRIPTION</b>	STRATA LOT 13 SECTION 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5052
<b>PID</b>	030-449-707
<b>UNIT SIZE</b>	Main Floor 1,200 SF Mezzanine 870 SF Total 2,070 SF
<b>ZONING (CURRENT)</b>	I3, Heavy Industrial
<b>PROPERTY TAXES</b>	\$5,658.27 (2025)

# AERIAL MAP

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8930 Grigg Road is well located in the highly sought after Winfield Industrial Park, just minutes from the Kelowna International Airport. The properties are situated in close proximity to Highway 97, offering easy access for trucking routes throughout the Interior.





# ZONING

## SECTION 14 –

## Core Area & Other Zones

Section 14.1 – Core Area and Other Zone Categories	
Category	Zones
Commercial Zones	C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial
Core Area Zones	CA1 – Core Area Mixed Use
Village Centre Zones	VC1- Village Centre
Urban Centre Zones	UC1 – Downtown Urban Centre UC2 – Capri-Landmark Urban Centre UC3 – Midtown Urban Centre UC4 – Rutland Urban Centre UC5 – Pandosy Urban Centre
Industrial Zones	I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional Zones	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District Zones	HD1 – Kelowna General Hospital
Water Zones	W1 – Recreational Water Use W2 – Intensive Water Use

# ZONING

Section 14.4 – Industrial Zone Purposes	
Zones	Purpose
I1 – Business Industrial	The purpose is to provide a zone for <a href="#">developments</a> of planned industrial business parks containing indoor industrial uses with limited <a href="#">outdoor storage</a> and to provide a zone for transition from general / heavy industrial uses to other uses.
I2 – General Industrial	The purpose is to provide for <a href="#">general industrial uses</a> .
I3 – Heavy Industrial	The purpose is to designate and preserve land for <a href="#">developments</a> of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.
I4 – Natural Resource Extraction	The purpose of this zone to provide a zone used for <a href="#">natural resource extraction</a> such as gravel extraction and processing.

Section 14.5 – Institutional Zone Purposes	
Zones	Purpose
P1 – Major Institutional	The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.
P2 – Education and Minor Institutional	The purpose is to provide a zone for private and public educational, residential, and recreational uses and <a href="#">religious assemblies</a> .
P3 – Parks and Open Space	The purpose is to provide a zone for the preservation and enhancement of open space and limited public facilities.
P4 - Utilities	The purpose is to provide a zone for private and public utilities.
P5 – Municipal District Park	The purpose is to provide a zone for <a href="#">developments</a> of major Municipal parks and ancillary recreational uses. Park sites generate large numbers of participants and spectators attracted from all areas of the <a href="#">City</a> plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometer radius and also serve specific recreation facility needs on a city-wide basis.

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive <a href="#">development</a> of <a href="#">buildings</a> that provide <a href="#">health services</a> associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

# ZONING

## 14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses														
Uses		Zones												
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)												
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.2</sup>	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-
6	Apartment Housing	P <sup>.6</sup>	P <sup>.6</sup>	P	P	P	P	P	P	P	-	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S <sup>.13</sup>	-	-	-	-	-	P	P	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Drive Throughs	-	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	-	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones										
Agriculture & Rural Zones			Suburban Residential Zones				Multi-Dwelling Zones			CD Zones
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	

# ZONING

Section 14.9 – Principal and Secondary Land Uses														
Uses		Zones												
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)												
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-
27	Food Primary Establishment	P <sup>.5</sup>	P	P	P	P	P	P	P	P	P <sup>.5</sup>	P <sup>.5</sup>	-	-
28	Gaming Facilities	-	-	-	-	P <sup>.8</sup>	P <sup>.8</sup>	-	-	-	-	-	-	-
29	Gas Bar	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-
34	Home-Based Business, Major	-	-	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	-	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-
38	Liquor Primary Establishment	P <sup>.4,5</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.5</sup>	P <sup>.5</sup>	-	-
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-
44	Offices	P <sup>.6</sup>	P <sup>.6</sup>	P	S	P	P	P	P	P	-	-	-	S
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S

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# ZONING

Section 14.9 – Principal and Secondary Land Uses														
Uses		Zones												
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)												
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-
58	Retail Cannabis Sales	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	S <sup>.9</sup>	S <sup>.9</sup>	-	-
59	Secondary Suite	-	-	-	-	S <sup>.15</sup>	S <sup>.15</sup>	S <sup>.15</sup>	S <sup>.15</sup>	S <sup>.15</sup>	-	-	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-
62	Stacked Townhouses	-	-	P	P	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	-	-	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-
64	Townhouses	-	-	P	P	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	-	-	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-

## Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones										
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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<b>CIVIC ADDRESS</b>	#113 - 8930 Grigg Road, Kelowna, BC
<b>LEGAL DESCRIPTION</b>	STRATA LOT 13 SECTION 2 TOWNSHIP 20 ODYD STRATA PLAN EPS5052
<b>PID</b>	030-449-707

## Collectively referred to as the Property (the “Property”)

Robert & Karen Hatch (“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.

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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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: \_\_\_\_\_  
**Buyer's Signature**

\_\_\_\_\_  
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: \_\_\_\_\_  
**Buyer Agent's Signature**

\_\_\_\_\_  
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 Ave, Kelowna, BC V1Y 7E4  
Tel: (250) 712-3130

# THE FINE PRINT

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# LEADERS IN COMMERCIAL REAL ESTATE

Unison

HM COMMERCIAL REALTY

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V1Y 7E4