



Income Producing Industrial Property in Reid's Corner

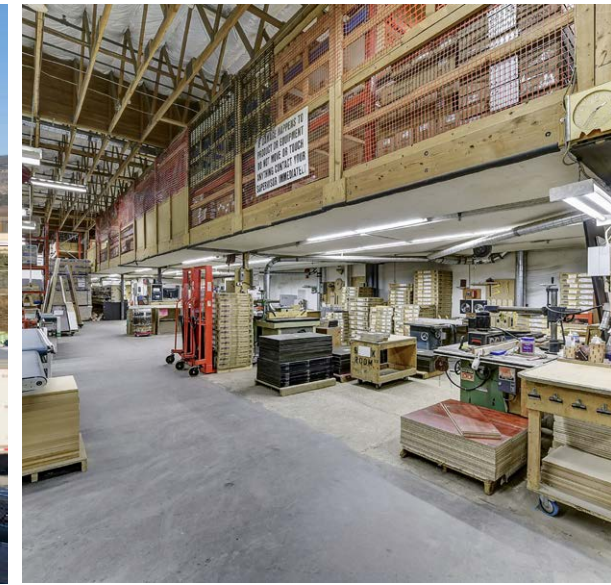
- Rare opportunity to purchase an income producing industrial property in Kelowna's sought after Reid's Corner industrial area
- 35,147 SF building on 1.264 acres, leased to April, 2031
- Significant tenant build out and investment including recent ventilation system in warehouse

PROPERTY DETAILS

LIST PRICE: \$9,500,000

CIVIC ADDRESS	251 Adams Road, Kelowna, BC
LEGAL DESCRIPTION	Lot A Section 2 Township 23 Osoyoos Division Yale District Plan 33555 Except Plan EPP52727
PID	003-129-586
LAND AREA	1.264 acres
YARD AREA	Approximately 1/3 of an acre
BUILDING SIZE	35,147 SF
ZONING	I2, General Industrial
FUTURE LAND USE	Industrial
PROPERTY TAXES	\$76,044.61 (2025)
SERVICING & POWER	208 volt, 1200 amp main panel
YEAR BUILT	1981 original construction, manufacturing extension with 3 loading bay doors added in 2006, new second floor office space addition in 2014.
CONSTRUCTION METHOD	Concrete/concrete block
CEILING HEIGHTS	16' clear
LOADING	2 grade level loading doors (12' wide x 12' tall) & 3 dock level loading doors (8' wide x 10' tall)

To view an iGuide Tour of the property, [click here](#).



OVERVIEW

**251 ADAMS ROAD,
KELOWNA, BC**

Industrial Investment Opportunity

HM Commercial Realty is pleased to present the opportunity to purchase an income producing industrial property in Kelowna's highly sought after Reid's Corner industrial area.

- Recently renewed 5-year lease commencing April 2026, providing continued income stability.
- The existing tenant has occupied the property for over 30 years, demonstrating long-term operational commitment and reliability.
- The property is leased through 2031 with renewal options extending to 2036, offering secure long-term income.
- The offering presents a 6.1% rental yield, rising to approximately 6.7% by the end of the current base lease term.
- The property benefits from prominent highway exposure with convenient access to Adams Road, centrally located within Kelowna's industrial/commercial corridor.
- It is situated near the proposed Kelowna Springs industrial park, supporting long-term growth and area expansion.

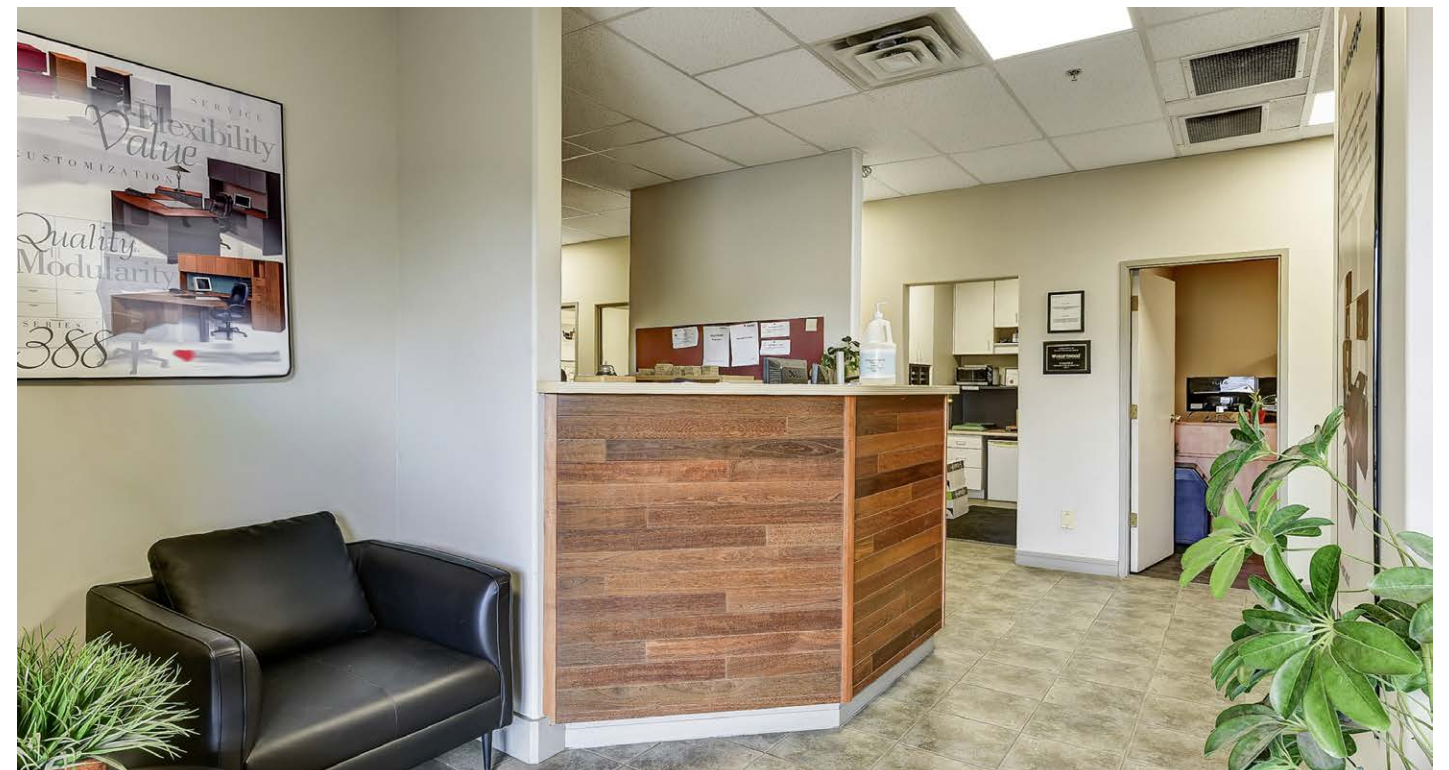
- Significant tenant improvements have been completed, including a substantial build-out of finished office space.
- The premises include approximately 5,000 square feet of finished office space and approximately 30,000 square feet of warehouse space.
- The office configuration includes 37 workstations (including open-concept areas), two meeting/boardrooms, and seven washrooms.
- The warehouse component features five overhead doors, including three dock-level loading bays and two grade-level doors suitable for tailgate deliveries.
- The property includes approximately one-third of an acre of yard area, providing additional space for storage, parking, or operational flexibility.



AERIAL

Highway Exposure in Kelowna's Reid's Corner

251 Adams Road is strategically positioned adjacent to Highway 97 with easy access from a light controlled intersection at Sexsmith Road or Edwards Road. It is situated on Adams Road, just south of Kelowna International Airport, offering excellent proximity to key transportation routes and industrial services.







THE FINE PRINT

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NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	251 Adams Road, Kelowna, BC
LEGAL DESCRIPTION	Lot A Section 2 Township 23 Osoyoos Division Yale District Plan 33555 Except Plan EPP52727
PID:	003-129-586

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

Heartwood Investments 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: _____

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:

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LEADERS IN COMMERCIAL REAL ESTATE



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