

*For Sale*

# Plaza 33

**Necessity-based  
Shopping Centre**

**301 Hwy 33W  
Kelowna, BC**



Century21 Coastal Realty Ltd.

7928-128 street #105  
Surrey, BC

**Praveen Bajaj PREC, CCIM**

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## SALIENT DETAILS

Address: 301 Hwy33W and 195 Hwy 33W,  
Kelowna, BC V1X 1X8

PID: 006-437-125, 008-212-201 & 008-212-180

### Legal Description:

LOT A, PLAN KAP23415, SECTION 23,  
TOWNSHIP 26, OSOYOOS DIV OF YALE  
LAND DISTRICT, LOT 2 PLAN KAP18858  
SECTION 23 TOWNSHIP 26 & LOT 1 PLAN  
KAP18858 SECTION 23 TOWNSHIP 26

Year Built: 1970

Lot Size: 4.93 Acres [4.61 Acres + 0.32 Acres]

Leasable SF: 86,003 SF

Car Parking: 298 [3.5/1,000 SF]

Zoning: C4

OCP: UC4 – Rutland Urban Centre

*Urban Centres are the City's largest activity hubs. They are characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, a mix of high density residential development, and a high-quality public realm. They offer the most walkable environments, have the best transit service and the greatest access to active transportation and shared mobility options.*

Tenure/  
Nominee: Title will be delivered free and clear of all financial encumbrances. Option to purchase shares of the nominee.

WALE: 5.96 Years [On Net Income]

Stabilized Net  
Income [2025]: \$2,076,445.00



## Property Highlights

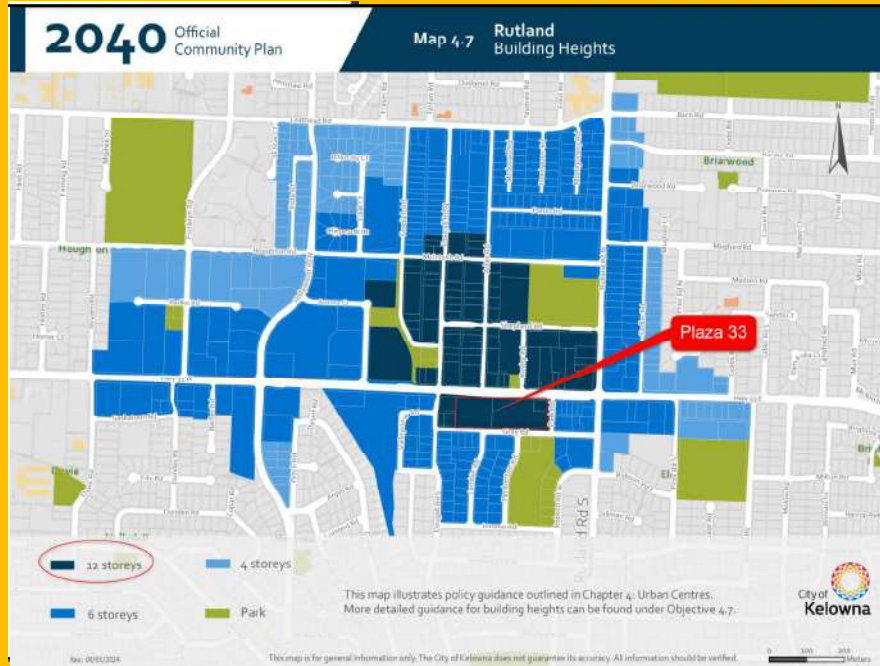
- Opportunity to acquire multi-tenant building with strong cash flow and future redevelopment potential
- More than 85% leased to AAA National & Regional tenants
- Excellent visibility on Hwy33, main access to the Big White Ski Resort
- Frontage 825' on Hwy 33, return depth 260'
- Ample outdoor surface parking and pylon signage
- Capitalize on strong demand in a supply-constrained area
- 2040 OCP policy guidance outlines 12 storeys building at this site
- Qualifies under the City of Kelowna revitalization tax exemption program <https://www.kelowna.ca/homes-building/developers/developer-incentives>



**Asking Price: \$37,500,000.00**

# Excerpts from the City of Kelowna 2040 OCP

## Guidelines



Objective 4.7. Focus new development in Rutland strategically to create a new high-density business and residential hub to support improved services and amenities.

### **Policy 4.7.6. Rutland Revitalization Tax Exemption.**

Continue to support a revitalization tax exemption program to encourage investment in Rutland.

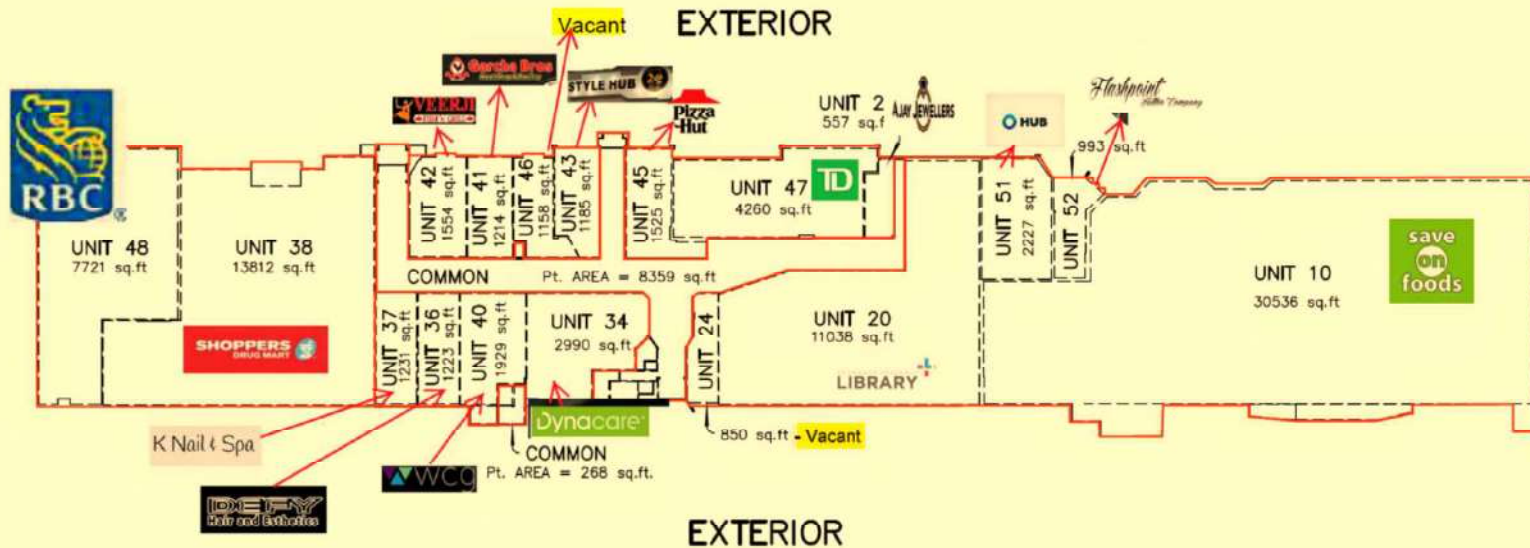
#### [Guiding Principles for urban centre revitalization](#)

Each of the City's urban centre plans will be guided by the following Urban Centre Roadmap principles:

- Mix it up – Promote vitality through a mix of land uses
- Places for people – Encourage building and street proportions that are inviting for people
- Healthy housing mix – Ensure a diversity of housing types
- Social spaces – Establish public spaces that promote social interaction
- Placemaking – Promote local character and sense of space
- Going green – Design for environmental resilience
- People first transportation – Prioritize alternative transportation options and connections
- Make it walkable – Create streets and blocks that are walkable and comfortable for all

# Key Plan with Tenants

## PLAZA 33 195 HIGHWAY 33 – KELOWNA



TOTAL COMMON AREA: 8627 sq.ft  
TOTAL LEASABLE AREA: 86003 sq.ft

### LEGEND

- DENOTES LEASE LINE
- - - DENOTES WALL
- Pt. DENOTES PART

NOTE: BASEMENT AREA NOT INCLUDED IN AREAS.

NOTE: LEASE DIMENSIONS ARE TO THE EXTERIOR SIDE OF EXTERIOR WALLS, COMMON SIDE OF COMMON AREA WALLS, AND THE CENTRE OF DEMISING WALLS.

CLIENT: WESTERN GATEWAY INVESTMENTS LTD.

DATE: APRIL 26, 2021  
SCALE: 1 INCH = 80 FEET  
FILE: 22418 - OVERALL  
DRAWN BY: FL

**Ferguson Land Surveying & Geomatics Ltd.**  
B.C. AND CANADA LAND SURVEYORS  
404-1630 PANDOSY STREET, KELOWNA, B.C.  
TELEPHONE: (250) 763-3115  
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Prospective purchasers are invited to submit offers to purchase the Property through Century21 Coastal Realty Ltd for consideration by the Vendor. A comprehensive information package via a drop box link containing property due diligence is available to groups that have executed a confidentiality agreement.

Please contact the listing broker for more details on this offering.

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Century21 Coastal Realty Ltd

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