

# FOR SALE

101-104 | 716 ADAMS COURT, KELOWNA, B.C.

100% NNN LEASED INDUSTRIAL UNITS | PRIME HIGHWAY 97 EXPOSURE

HIGHWAY 97 (41,000 VPD)



DESIGNATED PARKING STALLS



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**CONFIDENTIALITY AGREEMENT**

- ✓ SINGLE-TENANT NNN LEASE
- ✓ PURPOSE-BUILT SPORTS FACILITY
- ✓ NEWLY BUILT (2021)
- ✓ EXCELLENT HIGHWAY 97 EXPOSURE

Marcus & Millichap

# OPPORTUNITY

Marcus & Millichap's NNN and Industrial Team is pleased to present for sale 716 Adams Court (Strata Lots 1-4) in Kelowna, British Columbia (the "Subject Property"), a 13,209 SF strata industrial warehouse fully leased to The Hockey Rink Corp. The Subject Property is 100% triple-net leased to a corporate covenant, offering investors secure income with minimal landlord responsibilities. Strategically located in Kelowna's Airport Industrial area, the Subject Property benefits from convenient access to Highway 97 and close proximity to Kelowna International Airport and UBC Okanagan. This offering represents a rare opportunity to acquire a fully stabilized industrial asset in one of the Okanagan's most active and supply-constrained markets.



# HIGHLIGHTS



## Flexible Industrial Strata

13,209 SF of strata warehouse space across four contiguous units, including second-floor mezzanine space, offering a flexible industrial layout suitable for a range of users.



## 100% NNN Leased

Fully leased on an NNN basis to The Hockey Rink Corp., an established Canadian corporate covenant with minimal landlord obligations.



## Prime Location

Exceptional Highway 97 exposure with over 41,000 vehicles per day (VPD), providing strong visibility and seamless connectivity throughout Kelowna and the broader Okanagan corridor.



## Premier Infrastructure Access

Minutes from Kelowna International Airport, which has over \$422M in planned infrastructure investment through 2033, and UBC Okanagan, a rapidly expanding campus supporting long-term population and employment growth.



## High-Growth Market

Located in one of Canada's fastest growing cities, Kelowna's expanding youth demographic and rapid population growth continue to drive demand for sports and recreation facilities.



The subject property is fully tenanted by The Hockey Rink Corp., a long-standing and active Canadian company headquartered in Oak Bluff, Manitoba. Incorporated in 2009, the organization operates out of a state-of-the-art training facility at 57 South Landing Drive, where it delivers high-level hockey development programs for athletes of all ages. The tenant is part of the well-established RINK group, known for its specialized training centres and industry-leading player development programs.



# SALIENT DETAILS

Address 101 - 104, 716 Adams Court, Kelowna, B.C.

PID 031-266-215, 031-266-223, 031-266-231,  
031-266-240

Zoning I2 - Industrial

Rentable Area

<b>Units 101-103:</b>	Ground Floor: 7,520 SF Mezzanine: 2,200 SF
<b>Units 104:</b>	Ground Floor: 2,560 SF Mezzanine: 929 SF
<b>Total:</b>	13,209 SF

Year Built 2021

Tenant The Hockey Rink Corp.

Expiry January 31, 2029

Renewal Options 1 x 5 Years\*

NOI \$240,230 (As of July-2026)

Price \$5,060,000 (\$383 PSF)

Cap Rate 4.75%

\*Fair Market Rent, not less than previous year +10%.



# LOCATION

## KELOWNA, B.C.

Kelowna is the commercial centre of the Central Okanagan and one of British Columbia's fastest growing metropolitan regions, with a 2025 population of 260,587. The city benefits from a diversified economy spanning technology, construction, advanced manufacturing, agriculture, aerospace, and professional services. Supported by strong population growth, expanding infrastructure, and strategic positioning along major transportation routes, Kelowna continues to strengthen its position as a leading industrial and employment hub within British Columbia's Interior.



Kelowna's population increased by 15.1% over the past five years and is projected to grow by approximately 11.2% over the next five years.



Kelowna serves a broader Okanagan Valley population of over 400,000 people, supporting long term business and employment growth.



Highway 97 connects Kelowna to the entire Okanagan Valley and is the primary transportation corridor through the region.



A higher average household income of \$139,519 reflects strong purchasing power and supports sustained consumer spending in the area.



Kelowna International Airport is the second busiest airport in British Columbia, with \$422M in planned infrastructure investment through 2033.



UBC Okanagan and Okanagan College together serve over 18,000 students, supporting workforce growth and innovation.



# SURROUNDING CONSIDERATIONS



# PROPERTY PHOTOS



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