



FOR SALE

1111 Gordon Drive,
Kelowna, BC

PROPERTY DETAILS

- Leased multi-tenant freehold industrial and commercial investment property in a highly desirable central location.
- Offered at 6.6% cap rate on 2026 rents in fully leased building. Allowable development density of 2.4 FAR.
- Well located in Kelowna's downtown North End industrial area with frontage on Gordon Drive.

FOR SALE

\$3,800,000

*(Offered at 6.6% cap rate
on leased 2026 rents)*

INCOME PRODUCING INDUSTRIAL & COMMERCIAL PROPERTY

1111 Gordon Drive,
Kelowna, BC

HM Commercial Realty is pleased to present the opportunity to purchase an income producing, 9,072 SF industrial building in Downtown Kelowna's North End with a diversified tenant base.

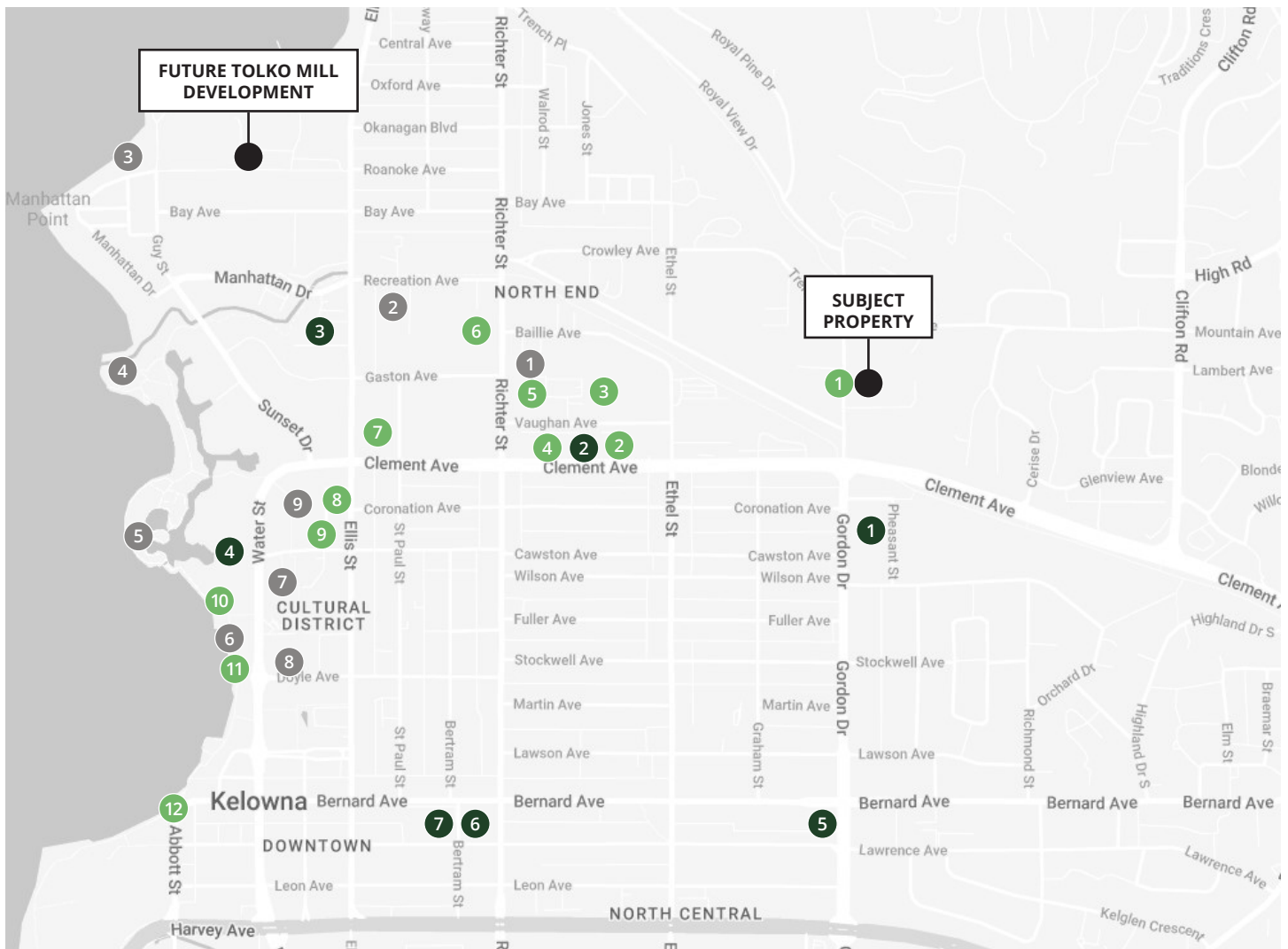
- Income producing industrial and commercial property with 7 fully leased tenant spaces, providing a well diversified tenant base.
- Annual lease escalations provide a stable income stream and increasing returns year-over-year.
- Building is approx. 9,072 SF on a 0.395 acre lot, with I1 Business Industrial zoning and frontage along Gordon Drive.
- Fantastic central location in Downtown Kelowna, just north of Clement Avenue, in a trendy neighborhood known as the Brewery District, with walkable access to numerous amenities.
- Located within the city's North End Neighbourhood Plan, making this an attractive long term hold with future redevelopment potential. The site is zoned I1 with a special allowance for up to 2.4 FAR (1.2 FAR normally).
- Extensive upgrades and renovations have been completed to both the interior and exterior of the building from 2022-2024, including updates to the electrical, HVAC, water service, roof, fence, parking lot, and more. Please see pages 7, 8 and 9 for a detailed list of work completed.
- Excellent tenant mix including several long established businesses: Kelowna Rocks & Gems, Buffalo Rouge Brewing Company, 1120 Rock Club, Old Car Jack, BTG Brands, and Kelowna Car Care Centre.
- Each unit has separately metered utilities, paid by the tenants.
- Rear fenceline includes an access easement area of neighbouring property.



PROPERTY DETAILS



CIVIC ADDRESS	1111 Gordon Dr, Kelowna, BC, V1Y 3E3
LEGAL DESCRIPTION	LOT 1 SECTION 30 TOWNSHIP 26 ODYD PLAN EPP44783
PID	029-506-662
BUILDING SIZE	9,072 SF
# OF UNITS	7 units
LAND AREA	0.395 acre (17,206 SF)
ZONING (CURRENT)	I1, Business Industrial with 2.4 FAR (1.2 FAR normally)
OFFICIAL COMMUNITY PLAN 2040	MED (Mixed Employment District)
PROPERTY TAXES	\$14,625 (2025)



AERIAL MAP

RESTAURANTS, CAFÉS & BREWERIES

1. Buffalo Rouge Brewing
2. Unleashed Brewing Company
3. Rustic Reel Brewing Company
4. Pretty Not Bad
5. Sandhill Winery
6. Red Bird Brewing
7. The Train Station Pub
8. BNA Brewing Co
9. Sprout Bread
10. King Taps Lakeside
11. Cactus Cub Cafe Yacht Club
12. Earl's Kitchen & Bar

SHOPS & SERVICES

1. Packing House Self Storage
2. Man Made Barbershop
3. Ellis Street Market
4. Delta Hotel
5. Mediterranean Market
6. Safeway Downtown Kelowna
7. Shopper's Drug Mart

PARKS & RECREATION

1. Gneiss Climbing
2. Kelowna Curling Cub
3. Manhattan Drive Beach Access
4. Rotary Park & Beach
5. Waterfront Boardwalk
6. Yacht Club
7. Kelowna Art Gallery
8. Prospera Place
9. Kelowna Community Theatre

NORTH END NEIGHBOURHOOD

Planned for More Growth & Densification

1111 Gordon Drive and 1140 Brant Avenue are located in Kelowna's North End Neighbourhood. This area north of downtown (referred to as the North End) is one of the most dynamic and diverse neighbourhoods in Kelowna, and it is undergoing change. Set between Knox Mountain Park to the north and Clement Avenue on the south, the North End neighbourhood contains a range of distinct areas, from wartime residential housing, to long-established industrial businesses, to a young and growing Brewery District.

The North End's proximity to Downtown, Okanagan Lake, and Knox Mountain Park makes it attractive for future growth. In fact, the North End is already changing, as it has seen new housing, shops and services emerge, especially near Downtown and the Clement corridor. More growth and densification are expected, which aligns with the city's goal of supporting housing near employment and amenities.

Under the City's Zoning Bylaw No. 12375, the Gordon and Brant properties are amongst a select group of properties designated for a higher density of development with a 2.4 FAR (1.2 FAR normally).

With significant development on the horizon for this area, the City has prioritized a neighbourhood planning process for the North End. The North End Plan was adopted on April 8, 2025.

North End Plan – City of Kelowna – February 2025

[Attachment A - North End Plan.pdf](#)

City of Kelowna Zoning Bylaw No. 12375

[Zoning Bylaw | City of Kelowna](#)

The Gordon and Brant properties are in the Mixed Employment District of the North End

Mixed Employment District Vision: The North End's industrial area is an important part of the local and regional economy, offering unique services and businesses not found elsewhere in the city. It provides essential services and jobs in the central city, reducing travel distances and overall demand on the transportation network. Maintaining commercial activity and employment here is a priority. However, the area must evolve to leverage its unique location and respond to market dynamics. As such, the North End Plan focuses on allowing a broader range of commercial uses to enhance service variety and job diversity, while also transitioning sensitively to adjacent residential neighbourhoods.

BUILDING TENANTS

UNIT	RENTABLE SQ.FT.	TENANT NAME
101	848	BTG Brands
102	807	Kelowna Rocks & Gems
103	443	1120 Rock Club
104	643	BTG Brands Inc.
105	1,268	Buffalo Rouge Brewing Company
106	2,271	Old Car Jack
107	2,792	Kelowna Car Care Centre



BUILDING IMPROVEMENTS

BUILDING EXTERIOR RENEWAL AND RENOVATION, AND STOREFRONT IMPROVEMENTS

- Complete redesign and modernization of building storefront. Complete redevelopment of façade with new aluminum storefront and glazing on street frontage (west elevation), signage program to promote and support tenants, lighting, parking arrangements, mail super box, and painting (2022)
- On courtyard laneway side (north elevation), installation of new store fronts for two tenants, outdoor F & B area, bicycle parking, and courtyard concrete replacement. Added dry well for rainwater drainage in courtyard (2022 to 2024)
- Repainting on west and north elevations (2023)
- Replacement of roof (torch on and roofing insulation) and associated sheathing replacement on older west portion of building - location of tenants in Units 101 through 105. Installed new parapet and aluminum capping from building front to mid building complex (2022 to 2023)
- Installed new roof drains from building front to mid building (2022 to 2023)
- In Units 101 through 105, removed old drywall throughout and opened the ceiling/joist areas. Installed new Unit separations with insulation where required for units 101 through 107 (2022 to 2024)
- Improvements and expansion of parking area on east side of building. Supplied and installed fence and parking lot surface crush (2022 to 2024)
- Upgraded water service into building to meet higher water demand to serve tenants (2023)
- Reorganized building and unit numbering with one City address and seven units – 1111 Gordon Drive and unit numbers from 101 through 107 (2022 to 2024)
- Installed property and security fencing for outdoor storage area (2024)
- Reconfiguration of parking and line painting (2022 to 2024)



UNIT IMPROVEMENTS

UNIT 101 – BTG BRANDS

- » Updated electrical wiring
- » New split heating & AC unit (electric)
- » Removed, remediated and replaced drywall, finished and painted
- » Opened up ceiling, & refinished/painted truss system
- » Planned for food and beverage operations



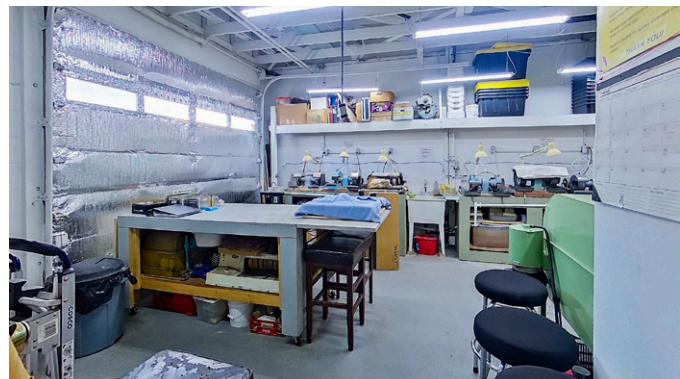
UNIT 102 – KELOWNA ROCKS & GEMS

- » Updated electrical wiring
- » Installed forced air gas furnace with A/C
- » Removed, remediated and replaced drywall, finished and painted
- » Opened up ceiling, & refinished/painted truss system
- » New water line location
- » Demising wall and connection between 102 & 103



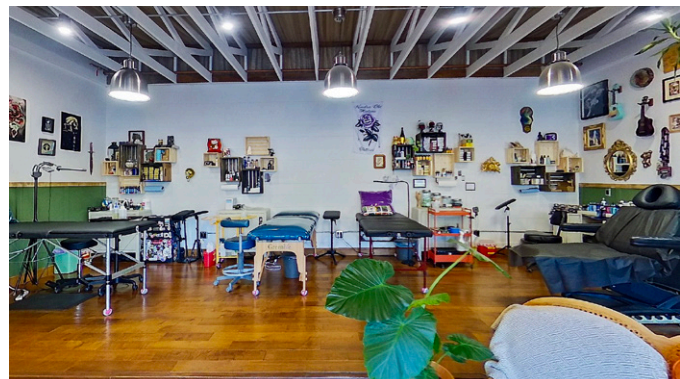
UNIT 103 – ROCK CLUB EXPANSION

- » Updated electrical panel & selected wiring
- » Added secondary electric heat
- » Supplied and replaced passage door
- » Removed, remediated and replaced drywall, finished and painted
- » Opened up ceiling, and refinished/painted truss system



UNIT 104 – BTG BRANDS

- » Updated electrical panel & wiring
- » New split heating & AC unit (electric)
- » Removed, remediated and replaced drywall, finished and painted
- » Opened up ceiling, and refinished/painted truss system
- » Planned for food and beverage operations



UNIT IMPROVEMENTS

UNIT 105 – BUFFALO ROUGE BREWING COMPANY

- » Updated electrical panel & wiring
- » New gas forced air furnace with A/C
- » Removed, remediated and replaced drywall, finished and painted
- » Opened up ceiling, and refinished/painted truss system
- » Major improvements to space – indoor and outdoor - by tenant to meet building and health code requirements for a brewery and F & B establishment/ catering operation



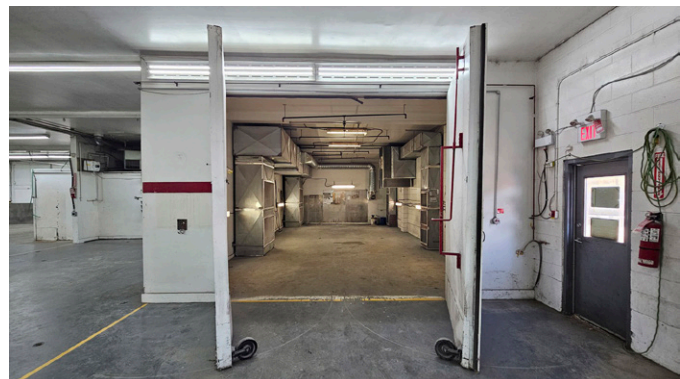
UNIT 106 – OLD CAR JACK

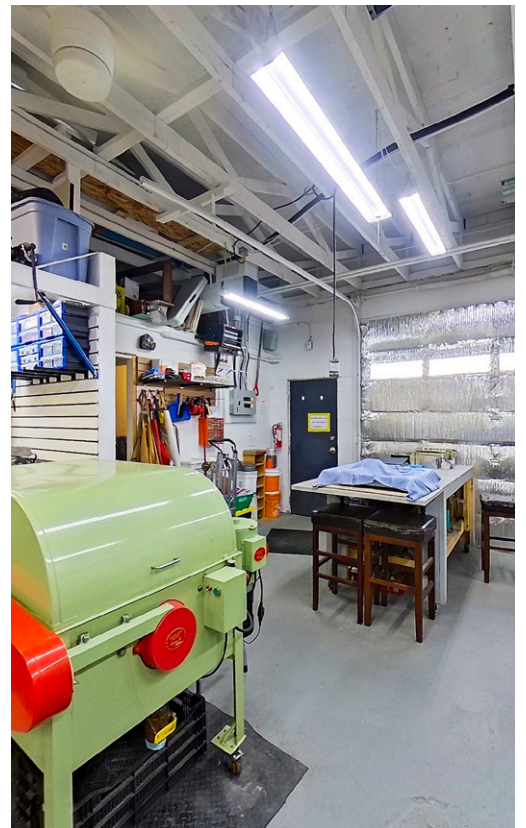
- » Updated electrical panel & selected wiring
- » Constructed demising wall with sound attenuation, finishing and painting
- » Custom vehicle creator and renovator



UNIT 107 – KELOWNA CAR CARE CENTRE LTD

- » Updated electrical panel & selected wiring
- » Recommissioning & repair of furnace in paint booth
- » Reuse of paint booth from former body shop
- » Constructed demising wall with sound attenuation, finishing and painting
- » Supplied and installed new entry door









ADJACENT DEVELOPMENT SITE

\$2,675,000

1140 BRANT AVE, KELOWNA, BC

- 0.976 acres (42,515 SF) industrial lot in Kelowna's downtown north end industrial area
- Property borders both industrial and residential areas, and is surrounded by many other commercial and industrial businesses, with walking distance to an abundance of amenities
- Property is fenced and gated and has no permanent structures
- I1 zoning, with special 2.4 FAR (1.2 FAR normally), allows for a multitude uses such as general industrial, automotive, participant recreation services indoor, food and liquor primary establishments, and more
- Up to 16.0m in height with a 2.4 FAR (1.2 FAR normally), permitting up to 102,036 of buildable SF.
- Unique transitional site and city has been receptive in preliminary high-level discussions for a proposed industrial/commercial/residential mixed-use building
- Hillside is expected to have minimal impact on the development potential due to City's requirement for 10% of the site to be non-hard landscaping
- Access and parking easements and/or agreements will be required for the property, to accommodate use and access on adjacent lots.

View listing here: [1140 Brant Avenue](#)

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 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	UC4 – Rutland Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC5 – Pandosy Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Industrial	I1 – Business Industrial	
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I2 – General Industrial	
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I3 – Heavy Industrial	n/a
	I4 – Natural Resource Extraction	n/a
Institutional	P1 – Major Institutional	n/a
	P2 – Education and Minor Institutional	n/a
	P3 – Parks and Open Space	n/a
	P4 – Utilities	n/a
	P5 – Municipal District Park	n/a
Health District	HD1 – Kelowna General Hospital	n/a
Water	W1 – Recreational Water Use	n/a

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	P1	P2	P3	P4	P5	HD1	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	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	P	P	P	P	P	S	n/a	n/a
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.2}	-	-	-	-	-	-	-	-	-
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 ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-	-	S	S	-	-	-	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	Boat Storage	-	-	-	S ^{.13}	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	S	-	-
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	-	-	-	P	P	S	-	S	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ^{.2}	P

ZONING

Section 14.9 – Principal and Secondary Land Uses																					
Uses		Zones (*' Principal Use, 'S' Secondary Use, '-' Not Permitted)																			
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	-	-	-	-	-	-	-	-	-	-	-
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	P	S	S	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-	-	P	S	P	-	S	S ^{.7}	S ^{.5}
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	-	P ^{.12}	-	-	-	-	-	-	-	-	-
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	-	-	-	-	P	P	-	-	S ^{.3}	-	-
34	Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-	-	-	-	-	-	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
38	Liquor Primary Establishment	P ^{.4, .5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-	-	S ^{.4}	-	S ^{.4}	-	S ^{.4}	-	S ^{.4, .5}
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-
44	Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-

ZONING

Section 14.10 – Subdivision Regulations				
m = metres / m ² = square metres				
Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area ¹	Maximum Lot Area
C1	40.0 m except 18.0 m if site abuts a lane.	30.0 m	830 m ²	1,500 m ²
C2	40.0 m except 30.0 m if site abuts a lane.	30.0 m	1,000 m ²	n/a
CA1	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m ²	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m ²	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosa)				
I1			2,000 m ²	n/a
I2	40.0 m	35.0 m	4,000 m ²	n/a
I3			8,000 m ²	n/a
I4	100.0 m	1000.0 m	10,000 m ²	n/a
P1	13.0 m	30.0 m	460 m ²	n/a
P2	18.0 m	30.0 m	660 m ²	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m ²	n/a
HD1	30.0 m	30.0 m	n/a	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

ZONING

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations											
m = metres / m ² = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Max. Site Coverage of all Buildings (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations										
Min. Front Yard Setback	2.0 m	2.0 m	2.0 m ^{.2}	2.0 m ^{.2}	2.0 m	2.0 m ^{.3}	6.0 m	6.0 m	6.0 m	n/a	n/a
Min. Flanking Side Yard Setback	2.0 m	2.0 m	2.0 m ^{.2}	2.0 m ^{.2}	2.0 m	2.0 m ^{.3}	4.5 m	6.0 m	6.0 m	n/a	n/a
Min. Side Yard Setback	0.0 m ^{.1}	0.0 m ^{.1}	0.0 m ^{.2}	0.0 m ^{.2}	4.5 m	4.5 m ^{.3}	3.0 m ^{.1}	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m ^{.1}	0.0 m ^{.1}	2.0 m ^{.2}	2.0 m ^{.2}	6.0 m	6.0 m ^{.3}	3.0 m ^{.2}	4.5 m ^{.2}	6.0 m	n/a	n/a
FOOTNOTES (Section 14.12):											
^{.1} Except the minimum setback is 4.5 m when the lot line abuts a residential zone.											
^{.2} Except the minimum setback is 6.0 m when the lot line abuts a residential zone.											
^{.3} Except the minimum setback is 1.2 m for any temporary portable buildings used for education services or childcare services.											

THE FINE PRINT



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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage of team of licensed Commercial Real Estate Professionals.

Presented by:

OKANAGAN LIFE COMMERCIAL TEAM

LINDSEY TERMUL & CHAD TERMUL

Personal Real Estate Corporation

Licensed Commercial REALTOR®

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	1111 Gordon Dr, Kelowna, BC, V1Y 3E3
LEGAL DESCRIPTION	LOT 1 SECTION 30 TOWNSHIP 26 ODYD PLAN EPP44783
PID	029-506-662

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

1111 Gordon Drive Kelowna Inc. (“the “Owner”) is the Owner of the Property and has engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation and Chad Termul, 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

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



LEADERS IN COMMERCIAL REAL ESTATE

Unison

HM COMMERCIAL REALTY

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HMcommercial.com

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Kelowna, BC
V1Y 7E4

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