



# 155 Bryden Rd, Kelowna

## LOCATION HIGHLIGHTS

Kelowna is the largest city in the Okanagan Valley, located 471 kilometres east of Vancouver on the shores of Lake Okanagan in the southern interior of British Columbia. It is the third largest metropolitan area. The city is known for its hot, sunny summers and temperate winters. Kelowna residents enjoy 2,000 hours of sunshine a year, and a plethora of fresh fruit thanks to the many orchard growers who harvest apples, grapes, peaches and berries throughout the region. The Okanagan region is also home to a number of award-winning wineries. Outdoor adventurers can take to the local mountains for hiking, or enjoy water sports in Lake Okanagan. Tourists and locals arrive at the lake each summer to camp, picnic, parasail, flyboard, seadoo, kayak, pedal boat and windsurf.

Located in the Rutland node of Kelowna, 155 Bryden Road boasts higher walkability and bikeability than average. Within walking distance or a short drive from the proposed development there are a variety of retail options such as a grocery stores, liquor store, pharmacy, dollar store, gas station, car wash, and restaurants.



## Building Details

### LOT SIZE

110,212 ft<sup>2</sup>

### NUMBER OF UNITS

2 Buildings

192 Residential Suites

### UNIT CONFIGURATION

Studio Bedrooms:	12
One Bedrooms:	84
Two Bedrooms:	84
Three Bedrooms:	12

### BUILDING SIZE

Floor Areas (Per Building):

Main:	10,992 ft <sup>2</sup>
Second:	10,992 ft <sup>2</sup>
Third:	10,992 ft <sup>2</sup>
Fourth:	10,992 ft <sup>2</sup>
Fifth:	10,992 ft <sup>2</sup>
Sixth:	10,992 ft <sup>2</sup>
Common Area	
Excl. Parkade:	15,500 ft <sup>2</sup>
Total (Gross)	
Excl. Parkade:	81,453 ft <sup>2</sup>

### PARKING

196 Parking Stalls