

LAKEVIEW CORNER RESTAURANT FOR SALE/LEASE:

1 – 1585 Abbott Street, Kelowna (at Lawrence)

A rare restaurant opportunity in downtown Kelowna's vibrant tourist area:

Featuring a bright corner location, Abbott Street patio, Yaletown-style exterior, and great view through City Park to Lake Okanagan, this 3,847 ft² leasable property forms part of Kelowna's exceptional downtown waterfront beginning at Kelowna Waterfront Park and extending south towards the William R. Bennett Bennet Bridge crossing of Lake Okanagan. Notable features of this urban waterfront include The Delta Grand Okanagan Resort, the new Kelowna Yacht Club and Cactus Club Café, Kelowna City Hall, the new Westcorp boutique Hotel (under construction), Kerry Park, Earls On Top Kitchen + Bar and Kelowna's unequalled City Park.



FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

Commercial & Investment Real Estate Services

Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

E: Peter@CorpAccord.com T: 250.470.9551 F: 250.764.4001 W: www.CorpAccord.com

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EXECUTIVE SUMMARY:

Overview:

This premises features 3847 ft.² of leasable area including main floor, patio and lower floor. This is one of the brightest restaurants available for lease and Kelowna. There is extensive plumbing electrical and sewer capacity for restaurant uses. The existing tenant is operating on a month-to-month basis in the Landlord is interested in a long-term rental. One onsite parking stall is included with this rental.

Civic Address, PID and Legal Address:

- 210 Lawrence Avenue (at 1585 Abbott Street), Kelowna, B.C.
- Strata Lot 1, District Lot 139, Plan KAS577, O.D.Y.D.

Kitchen Equipment - this lease includes the use of:

- deep fryer, cooktop range, heat lamps, warming table, exhaust hood with fire suppression, freezer, refrigerators, stainless steel table, badger, robot mixer
- kitchen dishwashing line
- sound system
- electric elevator chairlift
- numerous tables and chairs
- fabric blinds
- small wares

Zoning:

- Zoned C7 suitable for most office, retail and restaurant uses (details attached)

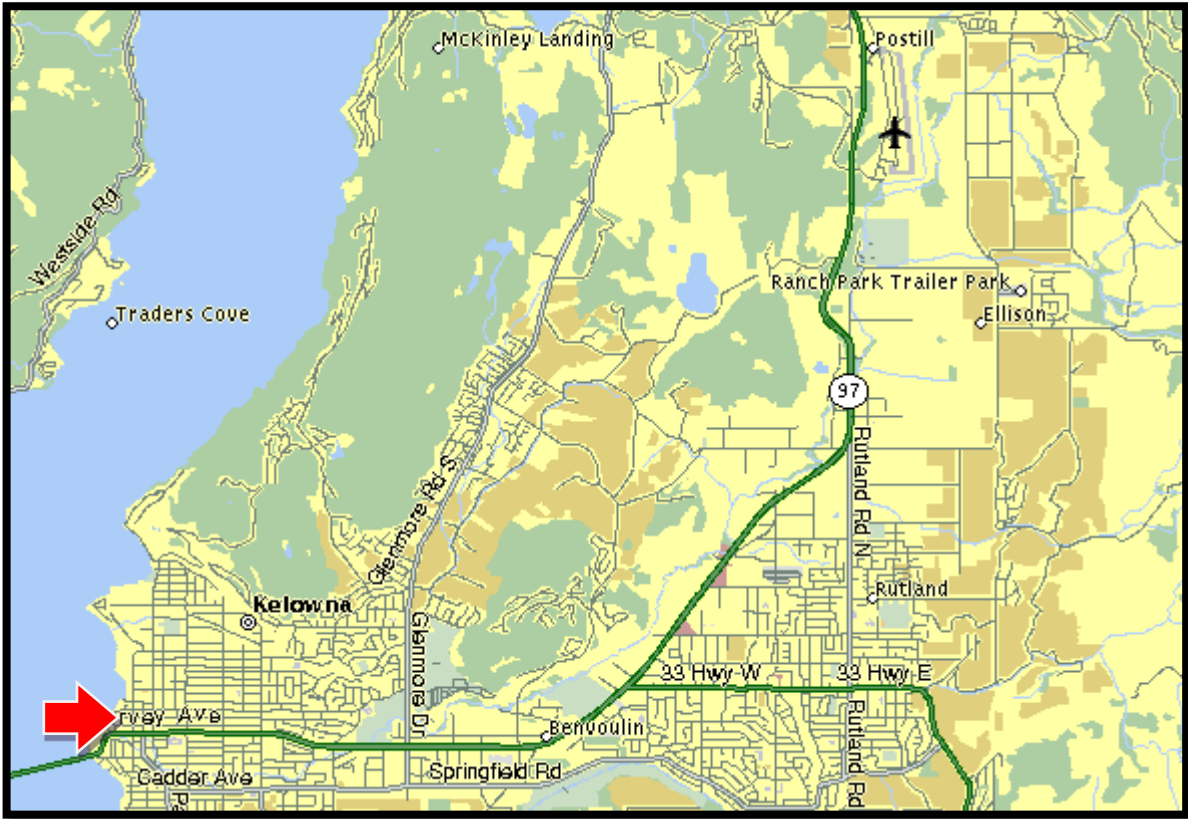
Great Purchase/Lease Value:

- Available for Sale for \$1,799,000
- Lease Costing is summarized below:

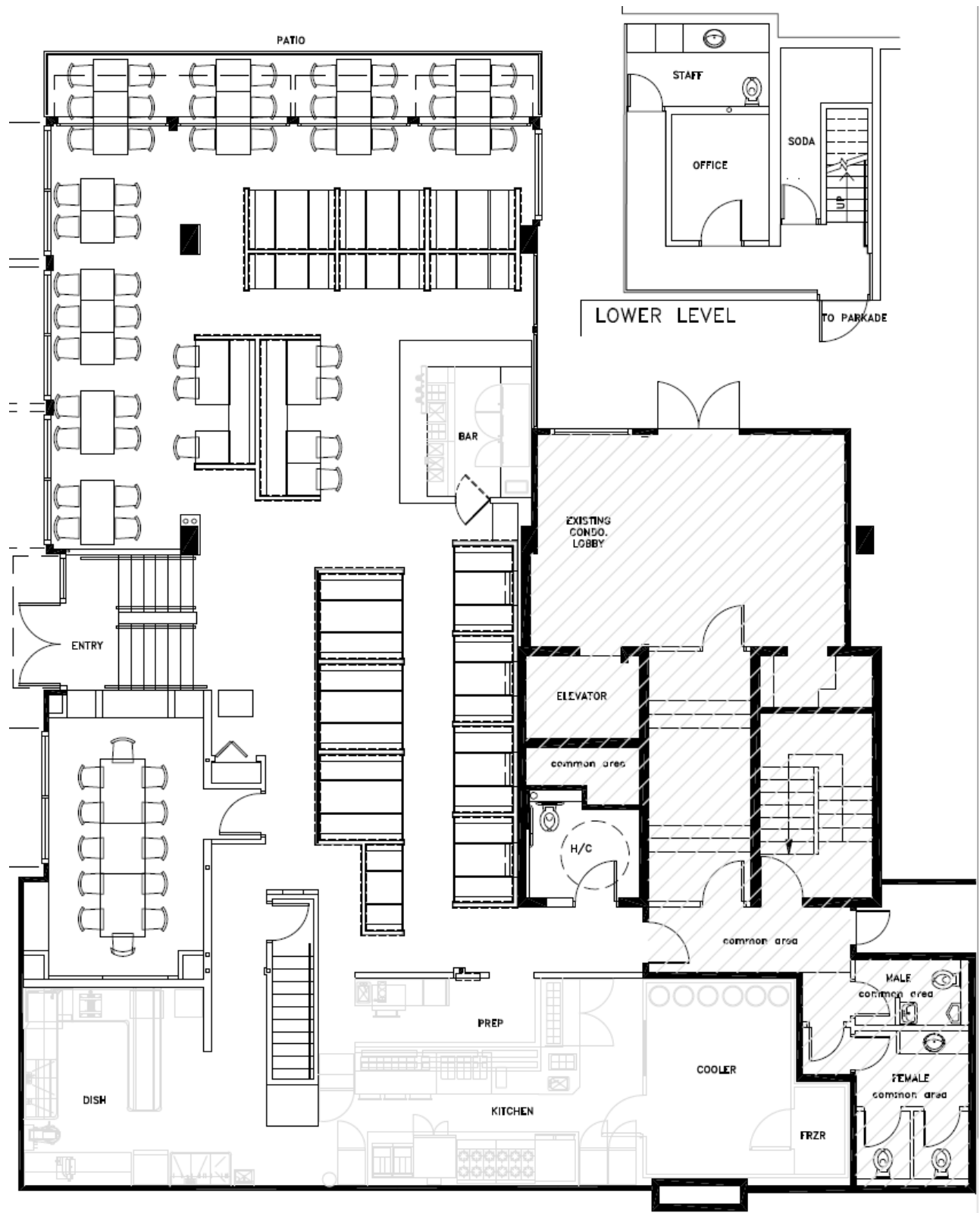
Leasable area (ft. ²)	Base Rent (per ft. ² per yr)	Triple Net (per ft. ² per yr)	Total Rent (per month)	Additional
3847 ft. ²	\$23.00	\$8.51	\$10,103	See below

- Lease Costing Notes: *Triple net costs include property taxes, strata fees, water, sewer, insurance and administration. Additional cost: GST, gas, electricity garbage, fire alarm testing, window cleaning and Utilities Base Rent to increase 3% annually to cover inflation*

RARE CORNER DOWNTOWN LOCATION

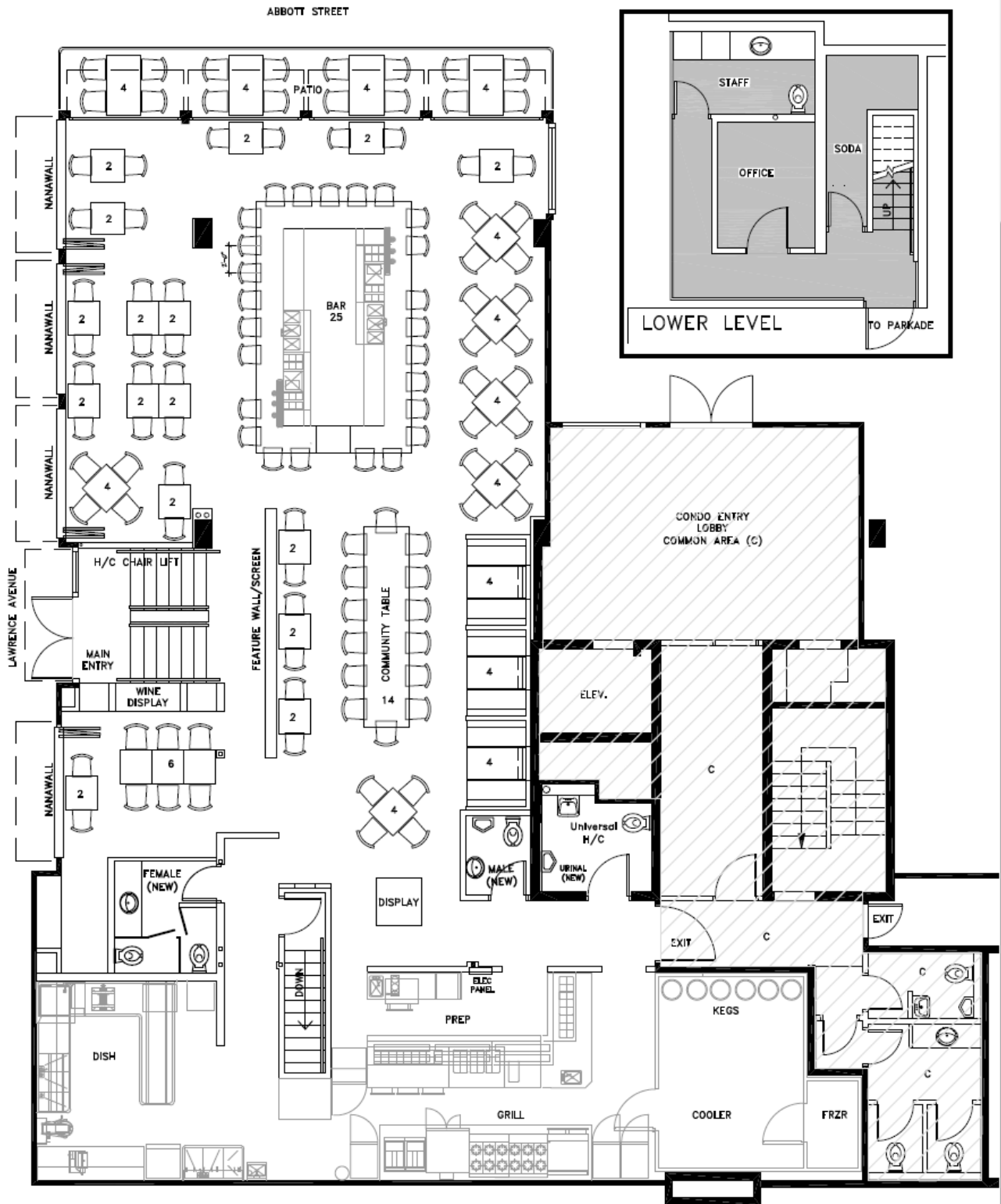


EXISTING SITE PLAN:



MAIN LEVEL
LOT 1 STRATA K577
210 LAWRENCE AVE.

SITE PLAN SHOWING POTENTIAL NEW WASHROOMS:

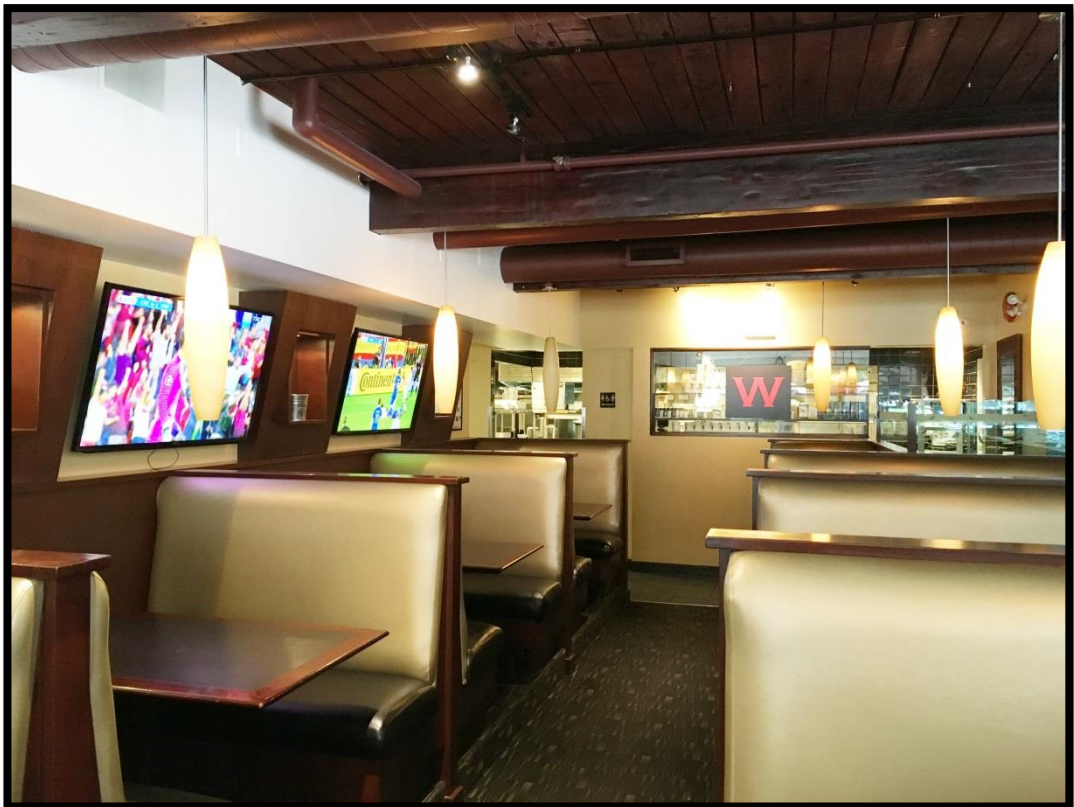


OPTION 1.3 - MAIN LEVEL
 LOT 1 STRATA K577
 210 LAWRENCE AVE.

129 SEATS

PHOTOS







C7 ZONING ALLOWABLE USES (as of Feb 2013)

For more information on zoning please visit www.city.Kelowna.bc.ca

The purpose is to designate and preserve land for the orderly **development** of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high **density** residential **uses**, and **commercial uses**.

The principal uses in this zone are:

- (a) amusement arcade, major*
- (b) apartment housing*
- (c) apartment hotels*
- (d) boarding or lodging houses*
- (e) breweries and distilleries, minor*
- (f) broadcasting studios*
- (g) business support services*
- (h) child care centre, major*
- (i) commercial schools*
- (j) community recreational services*
- (k) congregate housing*
- (l) custom indoor manufacturing/artist's studio*
- (m) emergency and protective services*
- (n) financial services*
- (o) food primary establishment*
- (p) funeral services*
- (q) fleet services*
- (r) gaming facilities*
- (s) government services*
- (t) health services*
- (u) hotels*
- (v) household repair services*
- (w) liquor primary establishment, major (C7lp and C7lp/rls only)*
- (x) liquor primary establishment, minor*
- (y) multiple dwelling housing*
- (z) non-accessory parking*
- (aa) offices*
- (bb) participant recreation services, indoor*
- (cc) personal service establishments*
- (dd) private clubs*
- (ee) private education services*
- (ff) public education services*
- (gg) public libraries and cultural exhibits*
- (hh) public parks*
- (ii) recycled materials drop-off centres*
- (jj) retail liquor sales establishment (C7rls and C7lp/rls only)*
- (kk) retail stores, convenience*
- (ll) retail stores, general*
- (mm) spectator entertainment establishments*
- (nn) spectator sports establishments*
- (oo) supportive housing*
- (pp) temporary shelter services*
- (qq) thrift stores*
- (qq) used goods stores*
- (rr) utility services, minor impact*