HWY WAREHOUSE WITH LARGE YARD:

2 – 3650 Hwy 97 N, Kelowna

- 1786sf of retail (186sf fronting highway) connected to rear
 1600sf warehouse with approx.
 4900sf of yard (tire machine & compressor available)
- Two approx. 10' x 10' bay doors
- Large yard at the rear of Premises
- Highway frontage provides great visibility
- Pylon signage available
- Zoned A6 Land use contract for many industrial and automotive uses
- Ideal for car rental (ask about existing license and experienced manager)







Peter Bouchard, B.Comm. (UREC) Peter@CorpAccord.com 250.470.9551

Stewart Dunbar, Dipl. MMRE (BCIT)
Personal Real Estate Corporation
Stewart@CorpAccord.com
250.718.8775

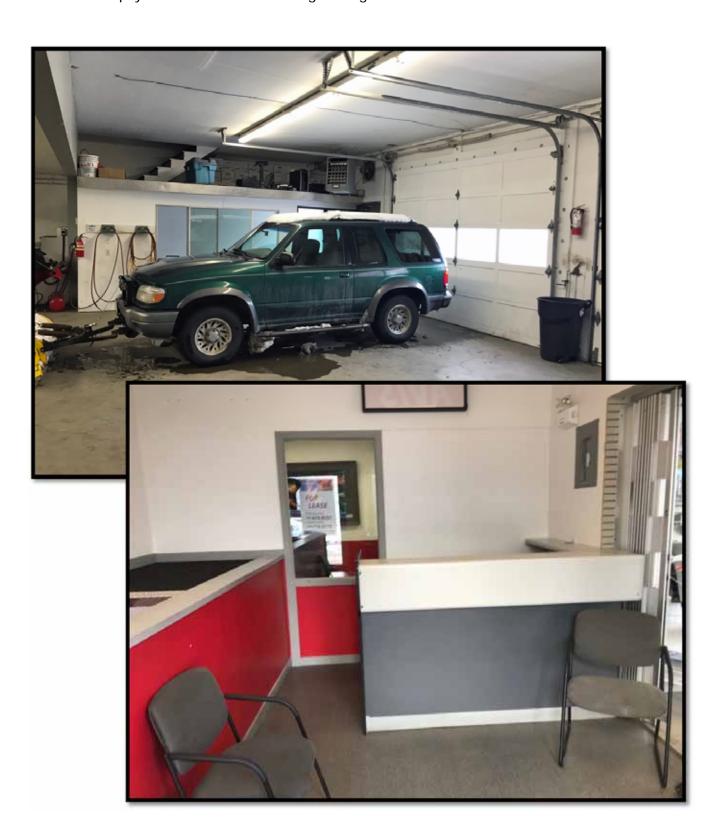
Corporate Accord Realty Ltd.

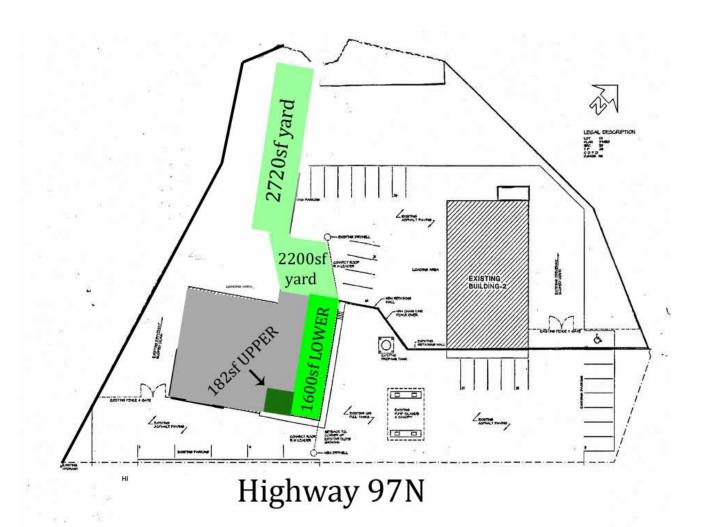
500 Sarsons Road, Kelowna, BC Canada V1W 1C2

www.CorpAccord.com Fax: 888.861.5006

Unit	Main Floor (ft.2)	Base Rent * (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2	1786	\$13.00	\$5.00	<i>\$2679*</i>	Utilities** & GST

- * Base rent increases 3% per year to cover inflation
 ** This unit pays for a small amount of neighboring tenant utilities and above rents are discounted









E&OE: The information contained in this document was obtained from sources assumed to be reliable but is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms/conditions existing at the time of any transaction taking place. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship.