

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)



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

* 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



