

# HIGHWAY RETAIL FOR LEASE

## 1546 Hwy 97N, Kelowna

Highly visible corner location on Highway 97 N. near Burtch Road

**EXCELLENT PARKING!  
GREAT VISIBILITY!  
EXCEPTIONAL SIGNAGE!**



### EXCELLENT VALUE FEATURING:

- Direct Highway 97 access plus additional access and egress
- Attractive retail architecture
- High traffic area with nice Highway 97 visibility plus further Burtch Road visibility
- Zoned C3: suitable for most retail and service commercial uses
- Negotiable Tenant incentives
- Join Coast Capital, Brown Social House, Floors Now, Modern Beauty and more!
- Central Kelowna location with quick Highway access
- Abundant on-site parking included at no extra cost
- Nice windows and signage options

### FOR MORE INFORMATION PLEASE CONTACT:

**Corporate Accord Realty** LTD.

Commercial & Investment Real Estate Services

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

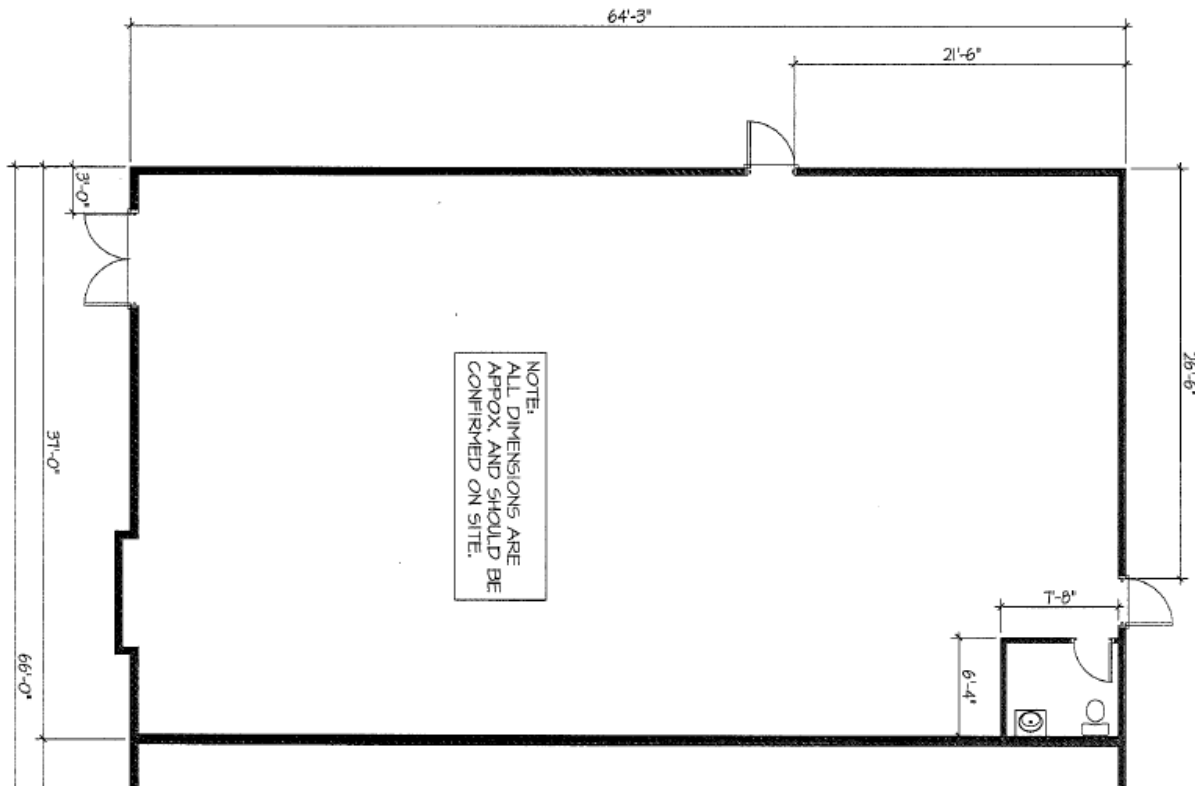
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# COSTING

| Unit | Size (sf) | Base Rent/sf/yr | Triple Net/sf/yr | Total/mo | Excluded |
|------|-----------|-----------------|------------------|----------|----------|
|------|-----------|-----------------|------------------|----------|----------|

|      |      |         |        |        |            |
|------|------|---------|--------|--------|------------|
| 1546 | 2385 | \$29.00 | \$8.00 | \$7353 | GST & Util |
|------|------|---------|--------|--------|------------|



**HWY 97**

1546 HARVEY AVE.  
2385 SQ. FT.

**PARKING**