

# SERVICE COMMERCIAL FOR LEASE:

## 1949 Highway 97N, Kelowna

- 2,748 sf. high traffic retail space with ample onsite parking
- Located on Highway 97N near Choices and across from London Drugs
- Direct Highway access and visibility with excellent signage
- generous on-site parking | rear loading
- C4LR zoning allows for a variety of retail and service commercial uses



Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1949	2,748	\$27.00	\$7.78	<b>\$7,964</b>	Utilities & GST

\* Base Rent to increase 3% annually to cover inflation

A development by the  
Jabs Group of Companies



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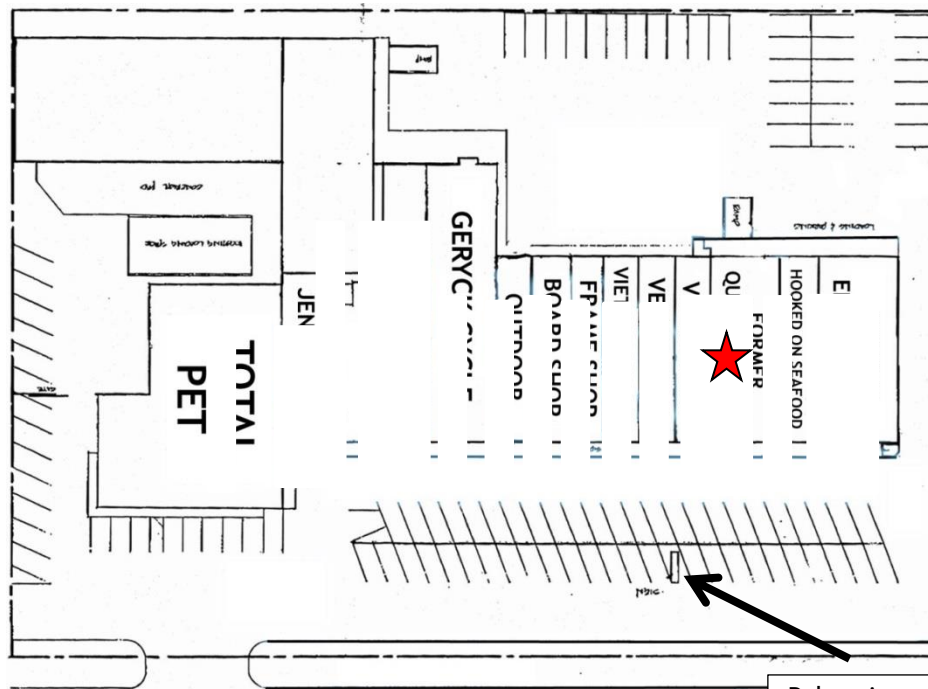
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## AREA MAP & SITE PLAN



**HWY 97N**

Pylon signage may be available for an additional \$100 per month

## AERIAL VIEW

