

DANCE STUDIO / OFFICE FOR LEASE:

201 – 2333 Hunter Road, Kelowna

- Up to 2840 sf of service Commercial space just off Leckie Road near Highway 97N
- Dance room layout plus some smaller rooms
- Includes 3 onsite parking stalls | Lots of Windows
- Zoned A1 with Land Use Contract suitable for most C10 zoned uses



Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
201	2840	\$10.50	\$3.70	\$3,360	Utilities & GST

* Base Rent to increase 3% annually to cover inflation

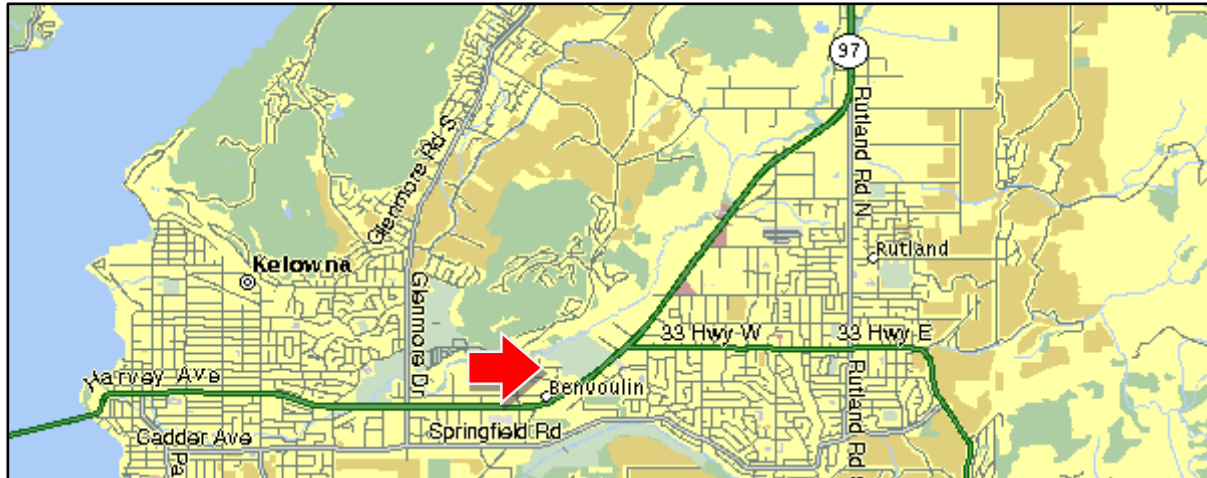


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LOCATION



AERIAL PHOTO



