# CONFIDENTIAL INVESTMENT MEMORANDUM 3660 Brown Road, West Kelowna Fully Occupied Building For Sale



## **EXCELLENT VALUE FEATURING:**

- .45 of an acre with a fully occupied 5288 square foot building
- Located just off Highway 97 on Brown Road in WestBank
- Building has extensive leasehold improvements including rear fenced high end play area (expensive for this Tenant to relocate)
- Existing Tenant is <u>BrightPath</u> with over 80 locations!
- Current Base rent is \$81,940/year (\$15.50/sf net) expiring 2021
- 5.5% cap on Ask
- Available for \$1,500,000 (Tenant has purchase right of first refusal)



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

Corporate Accord Realty Ltd. 500 Sarsons Road, Kelowna, BC Canada V1W 1C2

www.CorpAccord.com Fax: 888.861.5006

## **EXECUTIVE SUMMARY**

Property Type: Retail Land and Building

Civic Address: 3660 Brown Road, West Kelowna

**Site Area:** 0.45 acres | 19,602 sq.ft

**RFR:** Offers must include a Vendor's subject "to confirming that the existing tenant

does not exercise their right of first refusal" within 21 business days of mutual

acceptance of the sale agreement.

Building Area: 5288 sq.ft (est)

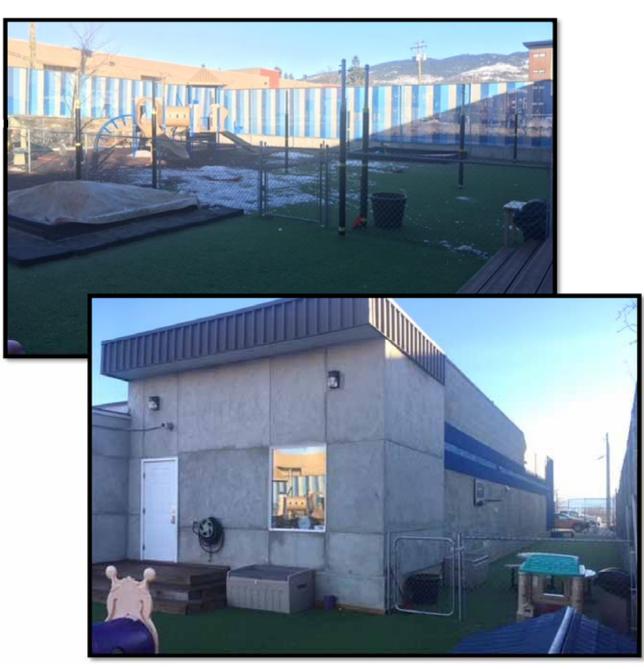
**Asking Price:** \$1,500,000





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.









# 11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No. 154.36

# .1 Purpose

To accommodate a mix of uses with active commercial frontages.

# .2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing
- (j) Education facility
- (k) Extended medical treatment facility
- (I) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery