

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 [BrightPath](http://www.BrightPathKids.com) 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)



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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



AERIAL & EXTERIOR PHOTOS



INTERIOR PHOTOS



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
- (l) 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