class AAA OFFICE FOR LEASE & SALE:

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**103 – 1658 Commerce Avenue, Kelowna**



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| * **1910 sf of Class A fully finished corner office in newer strata building** * **Featuring high-end interior design with efficient layout** * **Excellent access off Highway 97 N.** * **Includes five reserved parking stalls (limited common property) in addition to 15 common stalls for visitors** * **Interior includes numerous offices, boardroom, kitchen and bathrooms** |

**AVAILABLE FOR LEASE & SALE:**

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| **Suite** | **Approx. Size (s.f.)** | **Base Rent (per s.f. per year)** | **Est. Triple Net (per s.f. per year)** | **Total Rent (per month)** | **Additional Costs** |
| *103* | *1910* | *$19.00* | *$8.41* | *$4362* | *G.S.T. & Util.* |

***103 is also available for sale for $630,000 ($329/SF)***

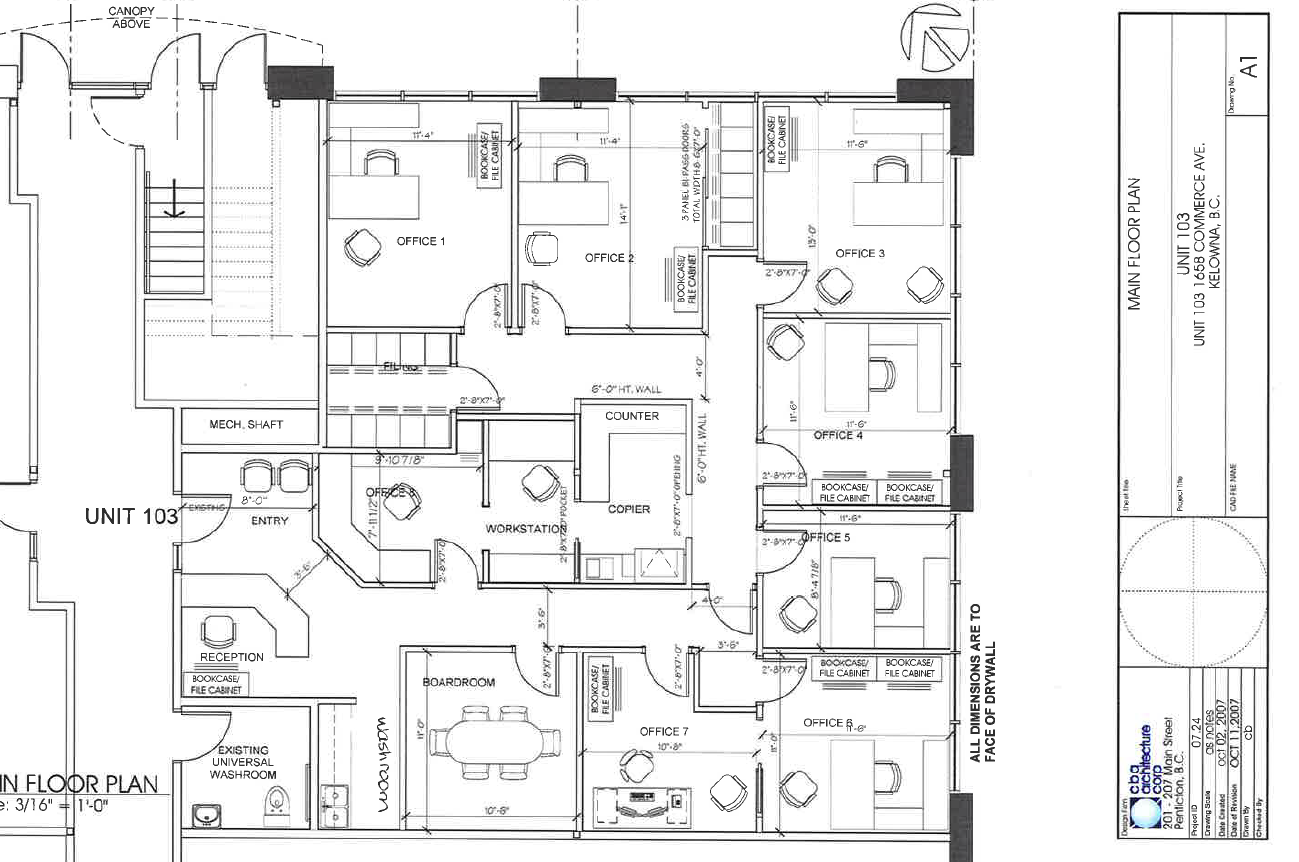
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| **FOR MORE INFORMATION PLEASE CONTACT:** |
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| !!!!!!CAR-Footer-v6-final.jpg |

**executive summary:**

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| |  |  | | --- | --- | |  |  | | **ZoNING** | *I1 - Business Industrial* | | **STRATA FEES** | *$636.64/mo + GST* | | **LegaL ADDRESS**  **PROPERTY TAXES** | *Strata Lot 3, Plan KAS2910, DL 125, ODYD*  *2016: $8421* | | **COMMON AREA AMENITIES** | *The building features a common entrance on the North and South sides of the building. The building is serviced by an elevator as well as two staircases and has a handicapped accessible washroom on the main floor.* | | |

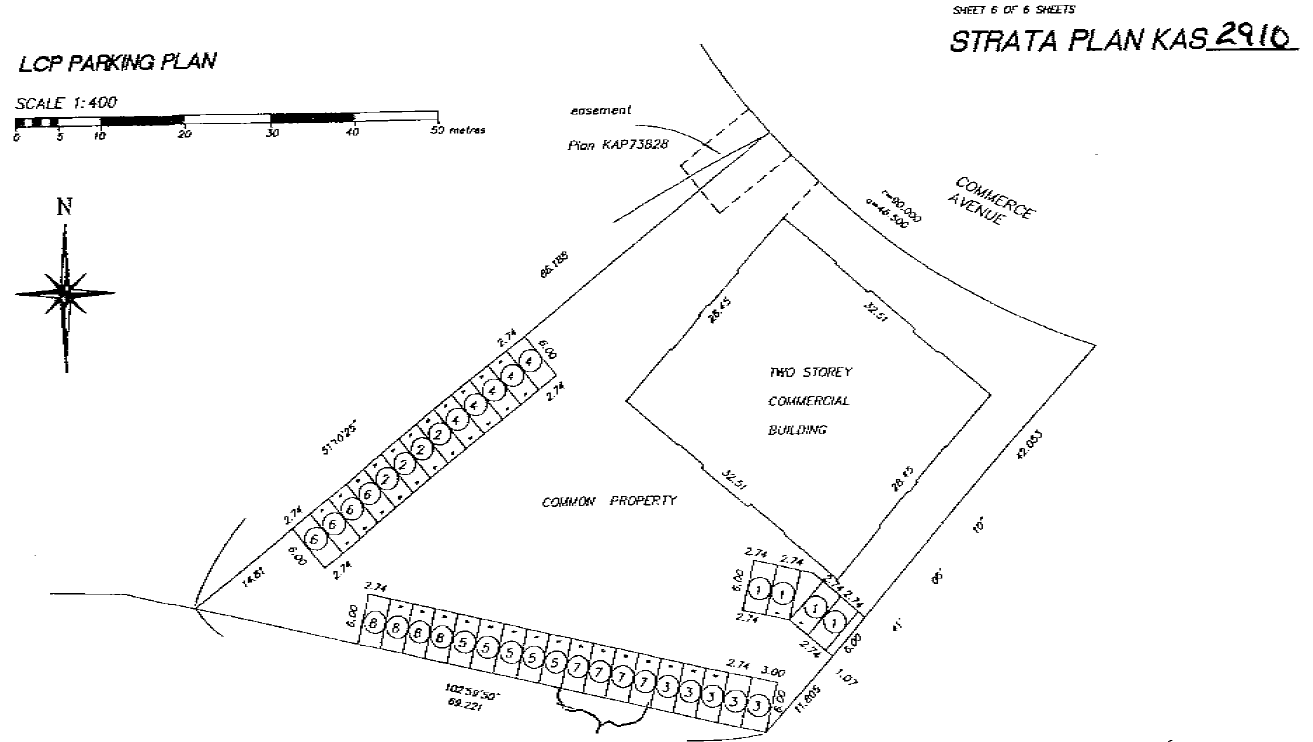
**FLOORPLAN:**

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**PARKING PLAN:**

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**COMMON**

**PARKING**

**HERE**

**RESERVED PARKING HERE**

**INTERIOR PHOTOGRAPHS:**

**

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**STRATA BUDGET:**

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