

WAREHOUSE & OFFICE FOR LEASE:

814 Crowley Avenue, Kelowna

- 3086 ft.² featuring 1882 ft.² shop including rear loading and 1205 ft.² of second floor offices with Crowley entrance and facing Crowley
- Rare downtown location on Crowley Avenue ½ block from Richter Street
- 14' x 10' rear bay door at grade
- 200AMP 3 phase power
- I2 zoning allows for a variety of uses
- Landlord plans new flooring, bathroom and RTU dedicated to the upstairs



Unit	Main Floor (ft. ²)	Base Rent * (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
814	3086	\$14.50	\$4.50	\$4886	Utilities & GST

* Base Rent to increase 3% annually to cover inflation



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Warehouse:



New flooring and HVAC planned for upstairs:

