

CANNABIS RETAIL SITE FOR LEASE:

3 - 635 Dease Road | Kelowna

On Dease Road just north of Leathead Road

- 1875 sf (60' x 31') of retail warehouse with office reception area and washroom
- Provided in as is condition | approximately 17 feet to underside of truss
- landlord will consider cannabis use is subject to city hall approval
- offers evaluated as early as 2 PM Tuesday Nov 13
- 12 ZONING residential mezzanine suite available separately



Address	Main Floor (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
3	1875	\$30.00	\$6.00	\$5625	Utilities & GST



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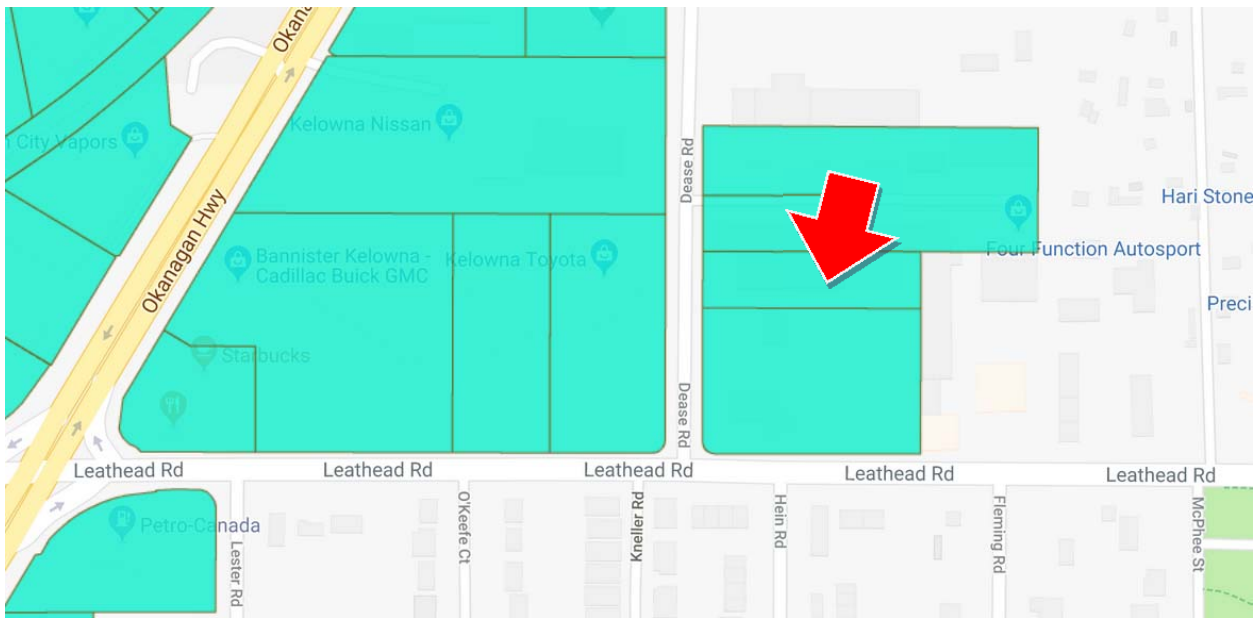
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AREA MAP:



POTENTIAL CANNABIS RETAIL SITE per city of Kelowna:



https://apps.kelowna.ca/images/opendata/external/kelowna_kml_maps.htm?map_data=DRAFT_Retail_Cannabis_Sales_Establishment_Locations_Potential.kmz&map_style=default&ini_extent=49.888321,-119.494356,12&map_size=fullscreen

INTERIOR IS CURRENTLY BEING CLEANED AND EMPTIED FROM PREVIOUS OCCUPANT - THE BELOW PICTURE IS OF A DIFFERENT SECTION OF THE BUILDING BUT GIVES A SENSE OF WHAT THE INTERIOR LOOKS LIKE WHEN EMPTY

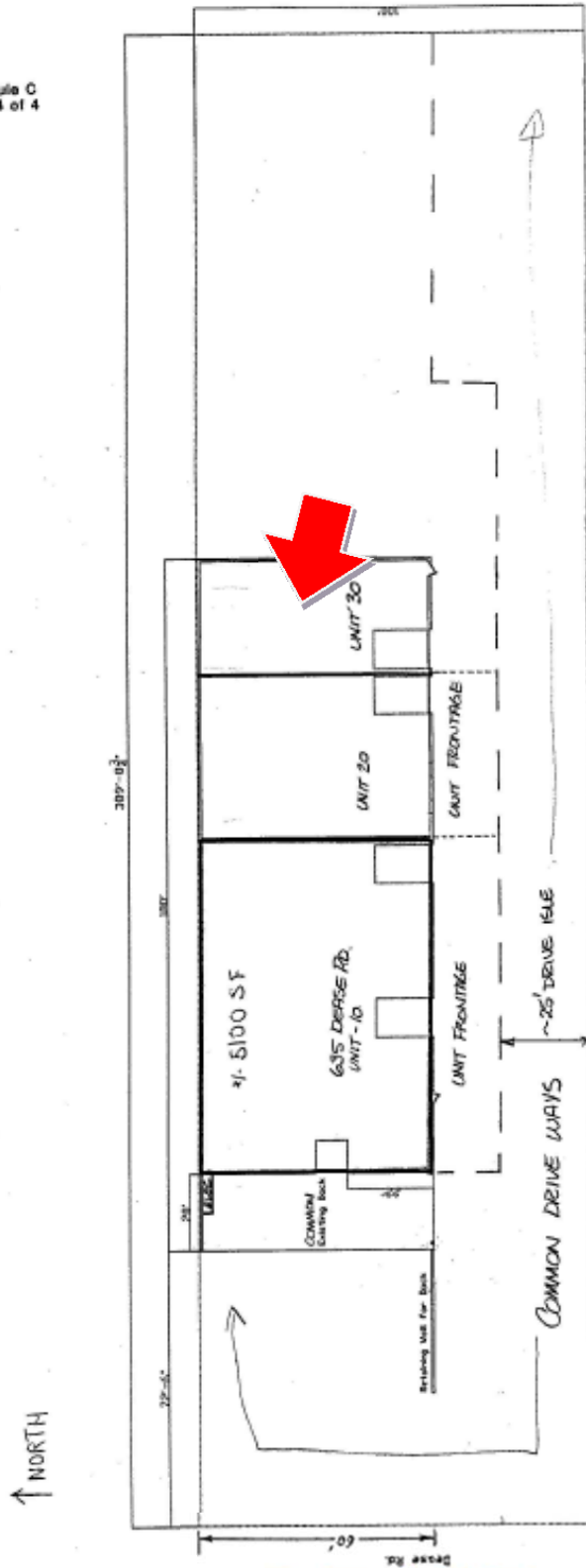


SIDE VIEW:



APPROXIMATE SITE PLAN

Schedule C
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DEASE