

RETAIL SPACE FOR LEASE:

104&106 – 1835 Dilworth Drive, Kelowna

On Dilworth between Atmosphere and Scotiabank



EXCELLENT VALUE FEATURING:

- High traffic corner location with Highway 97N and Dilworth drive frontages!
- Join Scotiabank, Atmosphere, Bank of Montreal, BC Liquor Store and more!
- 1900&2900sq.ft. of semi open layout main floor retail space (#106: bonus 600sf mezzanine)
- Great Highway 97 access/ egress and abundant free on-site parking
- Recent facade upgrade which nice signage opportunities
- Zoned C6 Regional Commercial (retail and office allowed: zoning detailed in page 3)
- Ask Landlord about renovation incentives!

COSTING:

Suite	Approx. Size (s.f.)	Base Rent (per s.f. / year)	Est. Triple Net (per s.f. / year)	Total Rent (per month)	Additional
106	2900	\$22.00	\$6.00	\$6766	GST & Util.
104	1900	\$22.00	\$6.00	\$4433	GST & Util.

FOR MORE INFORMATION PLEASE CONTACT:



Commercial & Investment Real Estate Services

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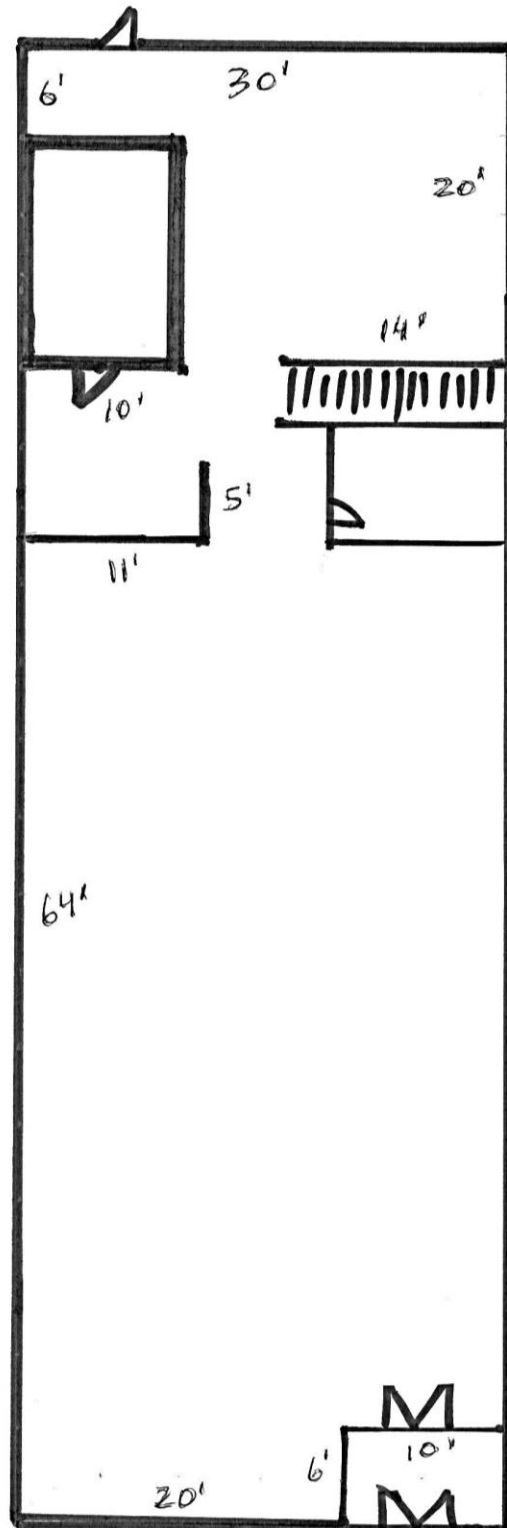
104 EXTERIOR:



106 INTERIOR:



APPROXIMATE 106 FLOORPLAN:



PARKING AREA

CENTRAL KELOWNA LOCATION:



14.6 C6 – Regional Commercial/ C6rls – Regional Commercial (Retail Liquor Sales) C6lp – Regional Commercial (Liquor Primary)

14.6.1 Purpose

The purpose is to designate and preserve land for the **development** of larger **shopping centres** with a diversity of **uses**.

14.6.2 Principal Uses

The principal uses in this zone are:

- (a) amusement arcades, major
- (b) business support services
- (c) breweries and distilleries, minor
- (d) community garden
- (e) emergency and protective services
- (f) financial services
- (g) food primary establishment
- (h) gas bars
- (i) government services
- (j) health services
- (k) hotels
- (l) liquor primary establishment, major (C6lp only)
- (m) liquor primary establishment, minor
- (n) motels
- (o) non-accessory parking
- (p) offices
- (q) participant recreation services, indoor
- (r) personal service establishments
- (s) public libraries and cultural exhibits
- (t) recycled materials drop-off centres
- (u) religious assemblies
- (v) retail liquor sales establishment (C6rls only)
- (w) retail stores, convenience
- (x) retail stores, general
- (y) spectator entertainment establishments
- (z) temporary parking lot