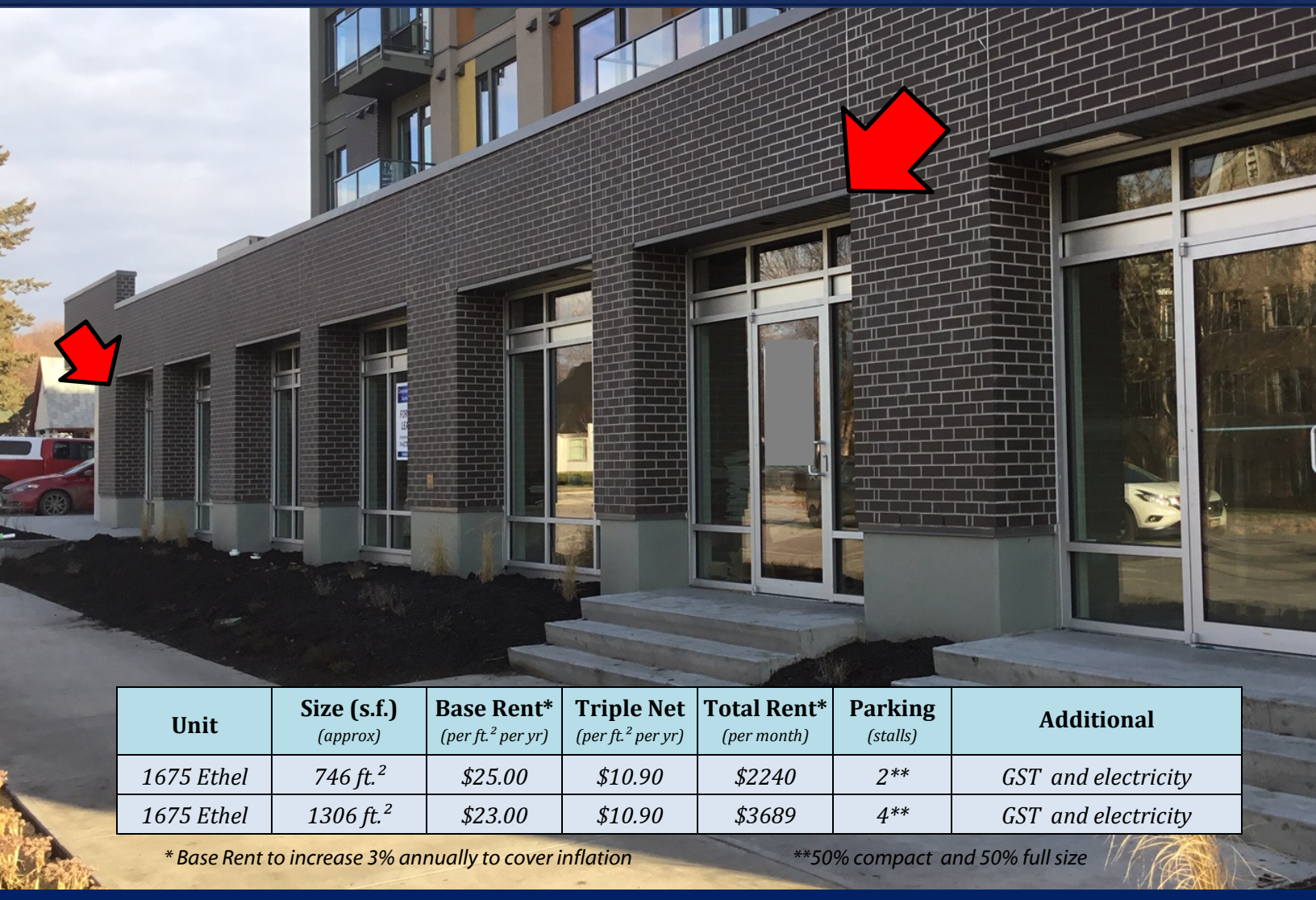
CORNER RETAIL/OFFICE FOR LEASE:

1675 Ethel (at Highway 97), Kelowna

- *746 - 1306sf last unit - wide frontage with ample of natural light and depth of approx. 14 ft.²*
- *Great highway visible signage available, shared building amenities included*
- *Nice on-site parking provided at no extra charge plus some off-site parking*
- *Zoned RM6 and suitable for a multitude of businesses*
- *Ample air-conditioning, 3 phase 100 amp hour, 11 foot ceiling to truss*
- *Landlord will provide bathrooms, flooring, and lighting*
- *Attractive storefronts with open layout| Available Now*



Unit	Size (s.f.) (approx)	Base Rent* (per ft.² per yr)	Triple Net (per ft.² per yr)	Total Rent* (per month)	Parking (stalls)	Additional
1675 Ethel	*746 ft.²*	*$25.00*	*$10.90*	*$2240*	*2***	*GST and electricity*
1675 Ethel	*1306 ft.²*	*$23.00*	*$10.90*	*$3689*	*4***	*GST and electricity*

** Base Rent to increase 3% annually to cover inflation*

***50% compact and 50% full size*

Corporate Accord Realty

Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

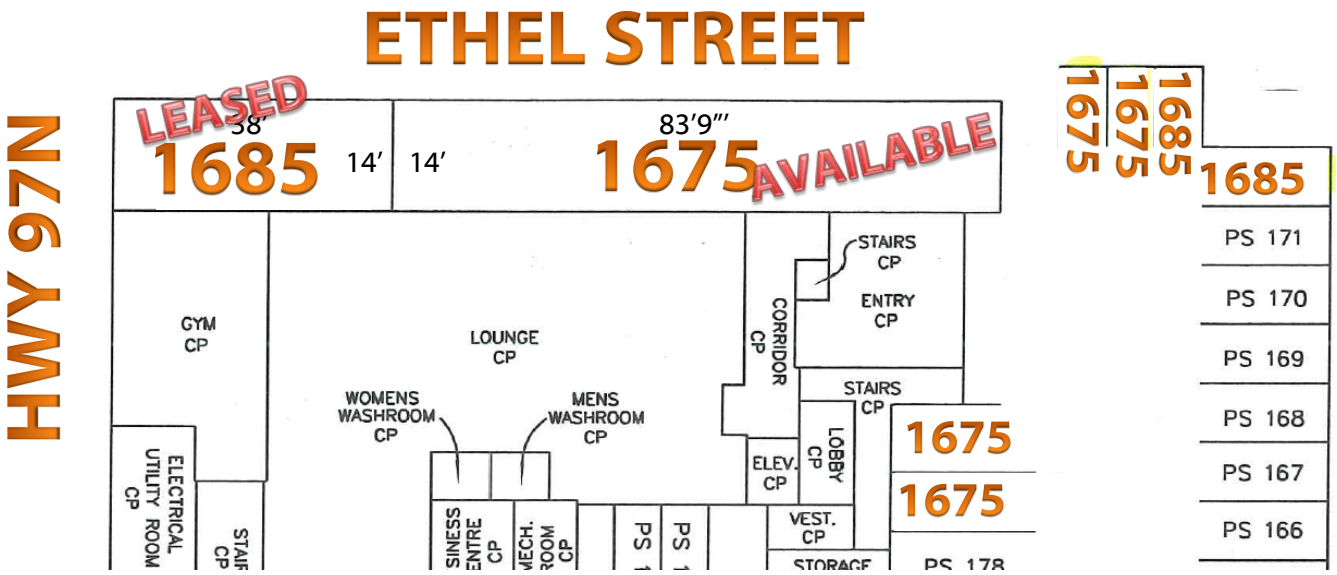
Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com
Fax: 888.861.5006

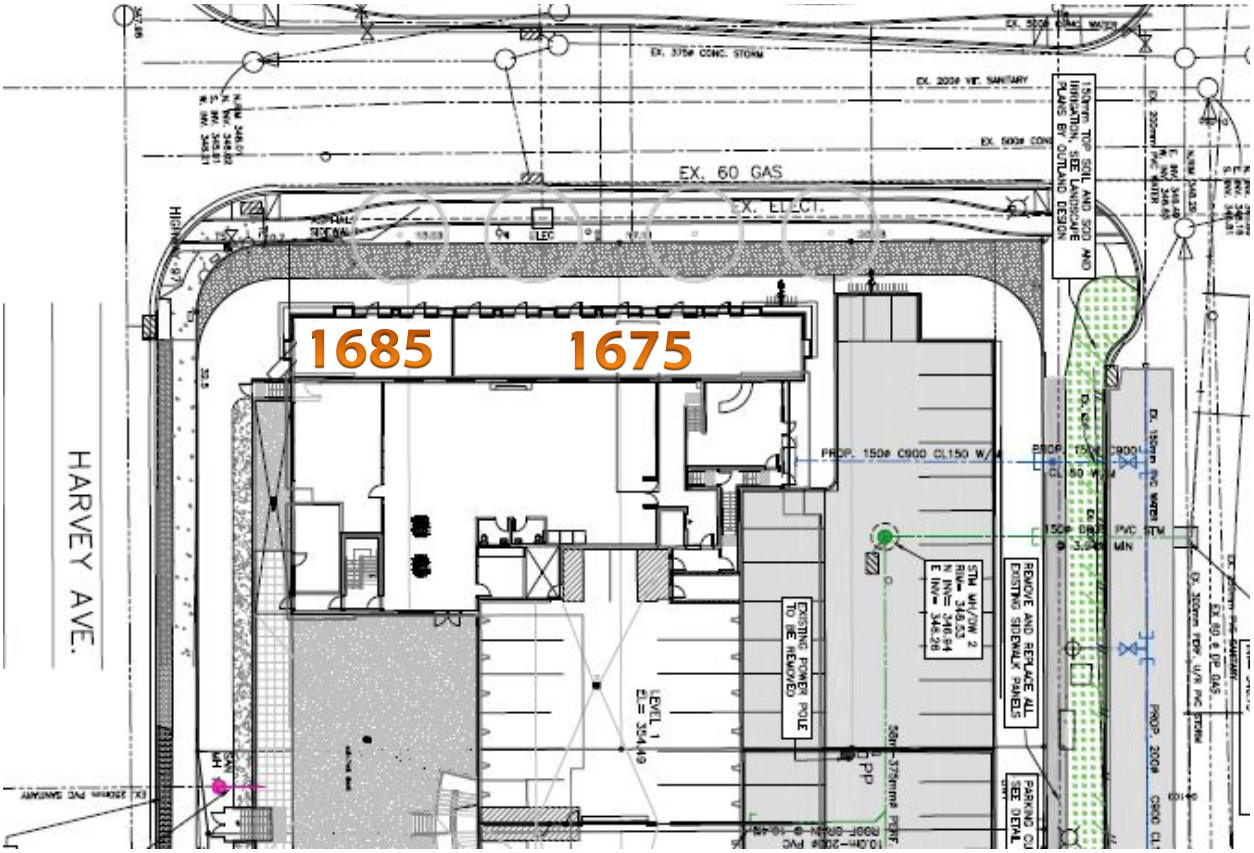
INTERIOR PHOTOS:

EXTERIOR PHOTOS:

STRATA PLAN AND PARKING:



- Units MAY include shared access to all common areas & amenities, including a landscaped courtyard with lounging area, BBQ area, indoor social lounge with sofas, chairs, TV, foosball tables and cardio gym, and community garden



CURRENTLY ALLOWED USES:

HEALTH SERVICES, MAJOR means a development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This use does not include the retail sale or dispensing of cannabis.

HEALTH SERVICES, MINOR means development used for the provision of counselling and therapeutic services. This use does not include the retail sale or dispensing of cannabis.

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair to goods, equipment and small appliances normally found within the home. Typical uses include but are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops. This use class does not include personal services establishments.

OFFICES means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

PERSONAL SERVICE ESTABLISHMENTS means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include health services.

RETAIL STORES, CONVENIENCE means development used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from business premises which do not exceed 235m2 in gross floor area. Typical uses include but are not necessarily limited to: small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos.

RETAIL STORE, GENERAL means premises where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This use excludes warehouse sales and sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring outdoor storage. This use does not include the retail sale or dispensing of cannabis.