

# WAREHOUSE FOR SALE OR LEASE

## 6 – 2720 Hwy 97N, Kelowna, BC



### PROPERTY FEATURES:

- Approx. 1713sf of strata warehouse with dock and grade loading
- Front approx. 600sf office area with bonus mezzanine above
- Excellent access off of Highway 97N with some signage
- Approx. 10'x12'h door

### AVAILABLE FOR SALE OR LEASE:

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
6	1713	\$14.75	\$3.95	\$2669	G.S.T. & Util.

*Unit 6 is also available for sale for \$399,000 (\$233/SF)*

### FOR MORE INFORMATION PLEASE CONTACT:

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## EXECUTIVE SUMMARY:

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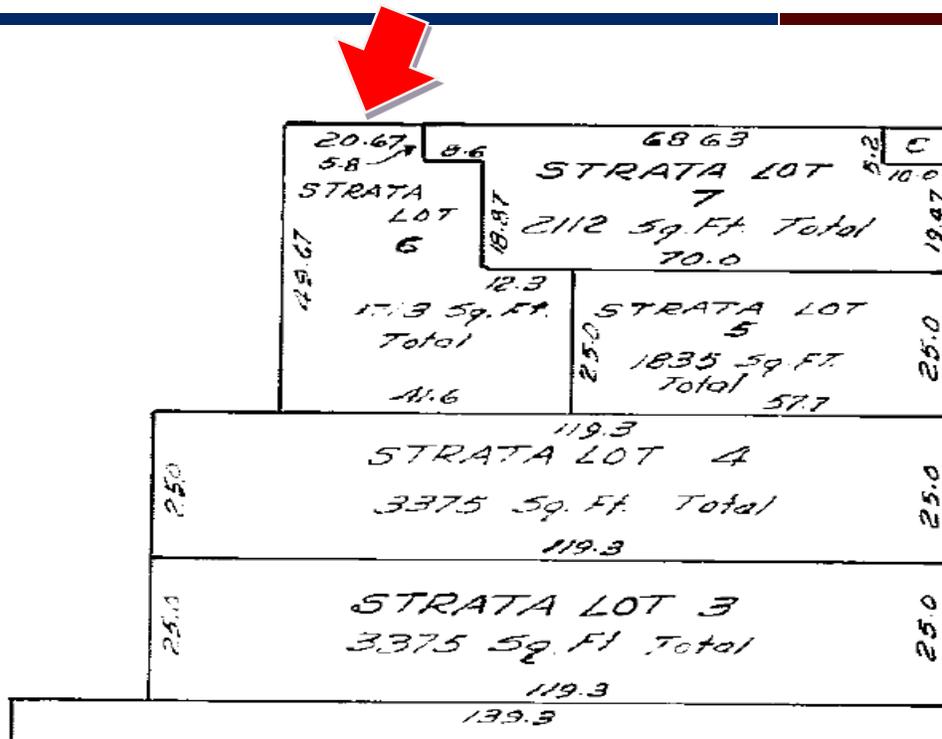
ZONING	<i>12 - General Industrial</i>
STRATA FEES	<i>Approx. \$140/mo + GST</i>
LEGAL ADDRESS	<i>Strata Lot 6, Plan KAS145, DL 124, ODYD</i>
PROPERTY TAXES	<i>2016: \$3838</i>

## DOCK AND GRADE LOADING

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# STRATA PLAN



# VIEW OF SHOP



## VIEW OF BONUS MEZZANINE

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## OFFICE AREA

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