

WAREHOUSE RETAIL FOR LEASE

1 – 2260 Hunter Road, Kelowna

- 2240sf of semi-open layout retail - former Busy Bee premises
- 100 amp three phase power (verify)
- 12 foot bay door at grade in the rear
- 16 foot ceilings in rear
- Excellent central location with abundant on-site parking
- C10 zoning

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
2240	\$14.00	\$5.10	\$3565	GST & Utilities	1 x 12'h x 10'w

* Base Rent to increase 3% annually to cover inflation



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Aerial View



Rear Loading and Parking



Front Retail Area



Rear Warehouse

