

WAREHOUSE RETAIL FOR LEASE

4 – 2260 Hunter Road, Kelowna

- 2166sf with front retail / training area and rear shop area
- 125 amp three phase power
- 12'h x 10'w rear bay door at grade
- 16 foot ceilings in rear
- Excellent central location with abundant on-site parking
- **II** zoning

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
2166	\$17.00	\$7.57	\$4434	GST & Utilities	1 x 12'h x 10'w

* Base Rent to increase 3% annually to cover inflation



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Aerial View



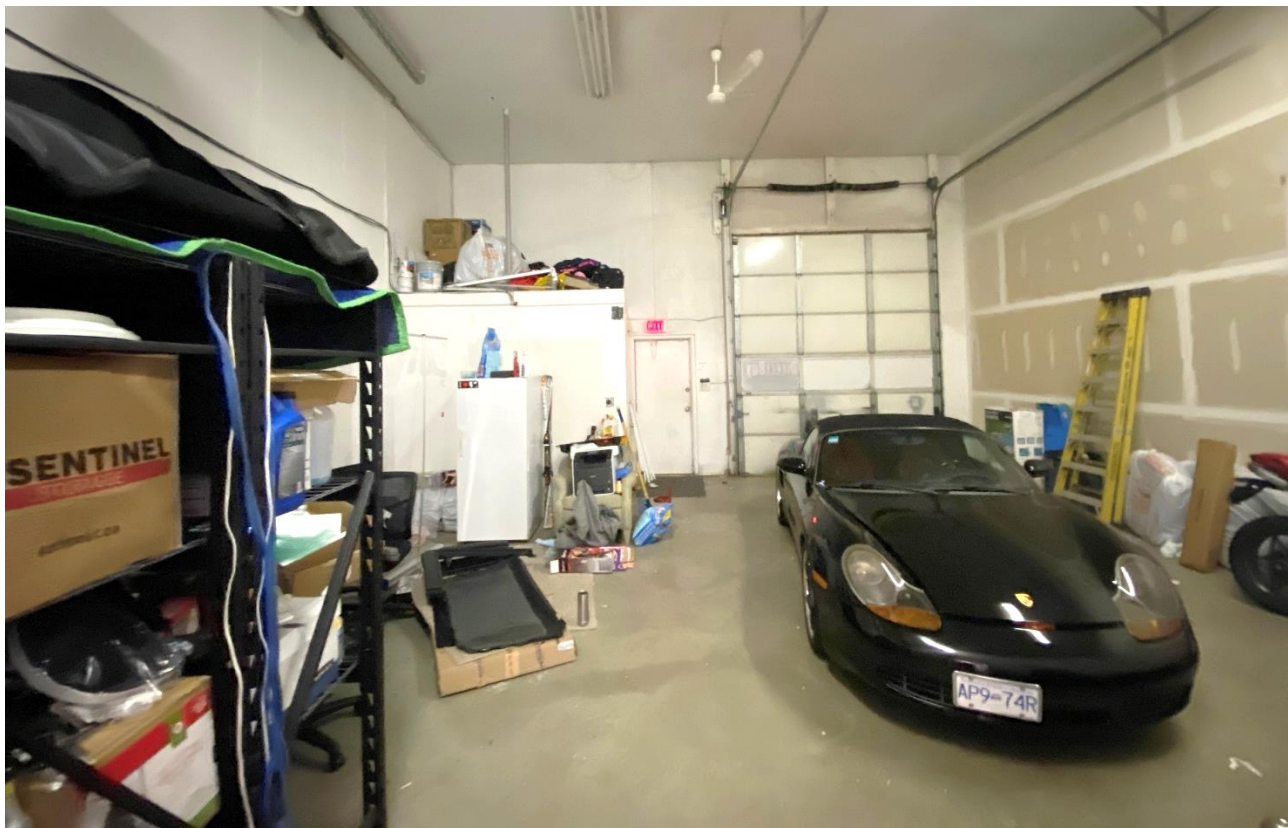
Rear Loading and Parking



Front Retail Area



Rear Warehouse



Approximate Floorplan

APPROXIMATELY 27' WIDE BY 84' DEEP:

