

WAREHOUSE RETAIL FOR LEASE

5 – 2260 Hunter Road, Kelowna

- 2304sf with front showroom and rear shop area
- 200 amp three phase power
- 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
2304	\$15.00	\$5.30	\$3893	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

