

HIGHWAY RETAIL FOR LEASE

1546 Hwy 97N, Kelowna

Highly visible corner location on Highway 97 N. near Burtch Road

**EXCELLENT PARKING!
GREAT VISIBILITY!
EXCEPTIONAL SIGNAGE!**



EXCELLENT VALUE FEATURING:

- Direct Highway 97 access plus additional access and egress
- Attractive retail architecture
- High traffic area with nice Highway 97 visibility plus further Burtch Road visibility
- Zoned C3: suitable for most retail and service commercial uses
- Negotiable Tenant incentives
- Join Coast Capital, Brown Social House, Floors Now, Modern Beauty and more!
- Central Kelowna location with quick Highway access
- Abundant on-site parking included at no extra cost
- Nice windows and signage options

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

Commercial & Investment Real Estate Services

Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

E: Peter@CorpAccord.com

T: 250.470.9551

F: 250.764.4001

W: www.CorpAccord.com

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COSTING

Unit	Size (sf)	Base Rent/sf/yr	Triple Net/sf/yr	Total/mo	Excluded
1546	2500	\$29.00	\$8.00	\$7708	GST & Util

AREA MAP & SITE PLAN

