

# HIGHWAY RETAIL FOR LEASE:

## 1969 Highway 97N, Kelowna

Northgate Plaza is a vibrant retail center on Highway 97N near Choices and across from London Drugs



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

A development by the  
Jabs Group of Companies



FOR MORE INFORMATION PLEASE CONTACT:

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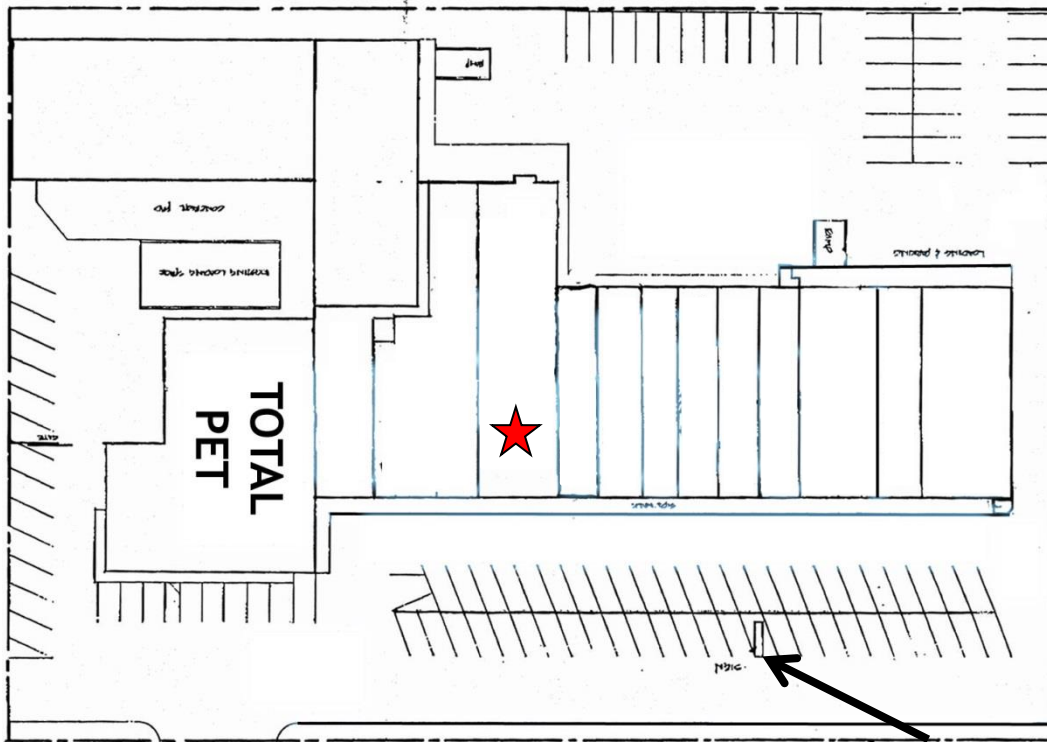
W: [www.CorpAccord.com](http://www.CorpAccord.com)

## EXCELLENT VALUE FEATURING:

- Direct Highway 97 access and visibility with excellent signage and generous on-site parking
- 1352-3939sf of semi open layout retail bays with rear loading
- Zoned C4LR: suitable for most retail and service commercial uses

Unit	Size (sf)	Base Rent/sf/yr	Triple Net/sf/yr	Total/mo	Excluded
1969	1352	\$28.00	\$7.53	\$4003	GST & Util
1971	1416	\$28.00	\$7.53	\$4192	GST & Util
1969&71	2768	\$25.00	\$7.53	\$7503	GST & Util
1969&71 & Back	3939	\$22.00	\$7.53	\$9693	GST & Util

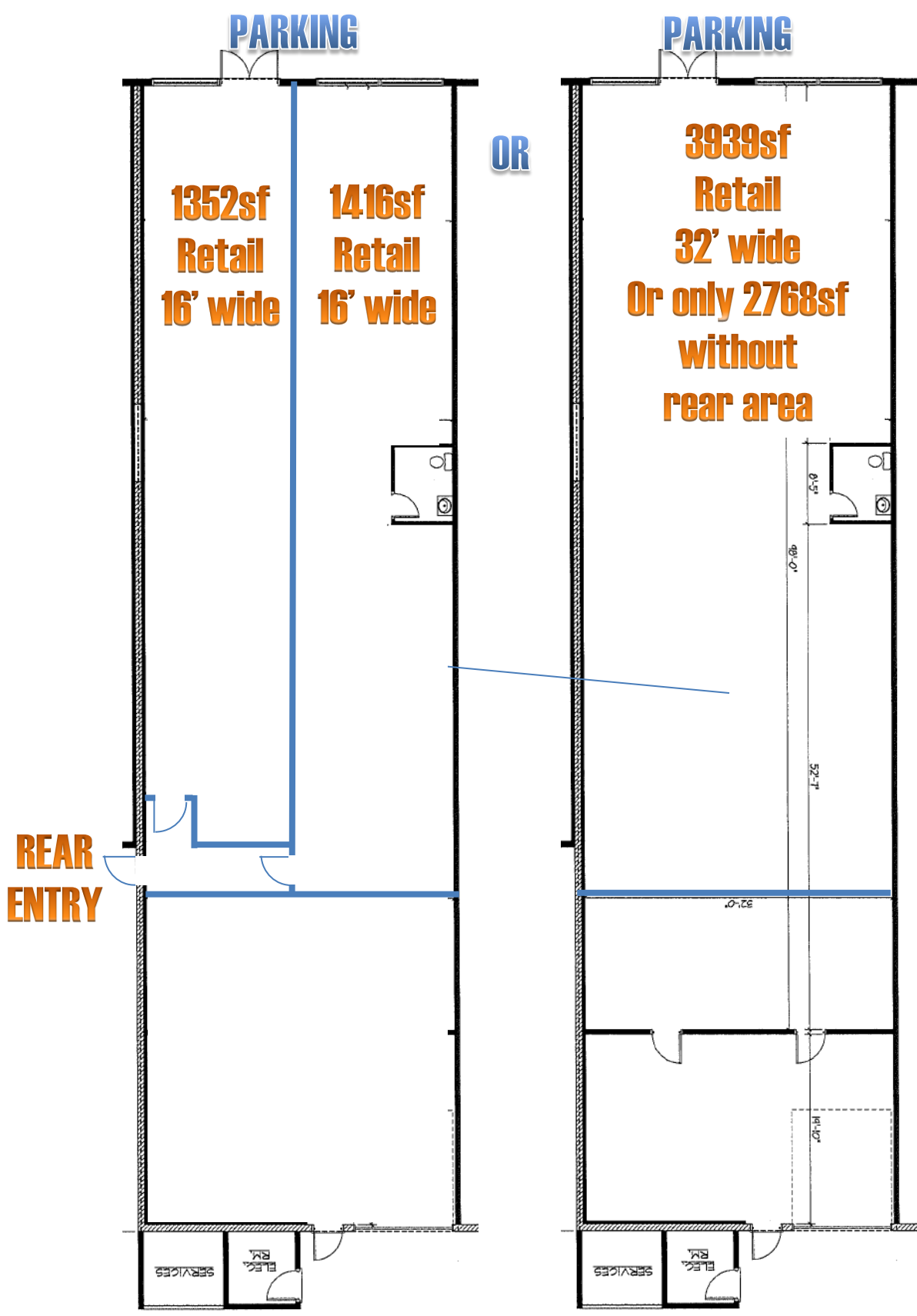
## AREA MAP & SITE PLAN



**HWY 97N**

Pylon signage may be available for an additional \$100 per month

**FLOORPLAN OPTIONS WITH APPROXIMATE DIMENSIONS:**





**AERIAL VIEW**

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