

WAREHOUSE WITH DOCK FOR LEASE

6 – 2720 Hwy 97N, Kelowna, BC

- Approx. 2623sf over two floors with **dock and grade** loading
- Deemed areas of 1713 ft.² on main and 910 ft.² mezzanine
- Excellent access off of Highway 97N with some signage
- Approx. 10'x12'h door | 100amp 3PH power
- Abundant strata common area parking
- Zoned I2 for most warehouse uses
- Available early February 2024
- Highway location at discounted rate! (Supportive housing under construction nearby)

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2623	\$16.00	\$4.37	\$4452	GST and utilities

* Base Rent to increase 3% annually to over inflation

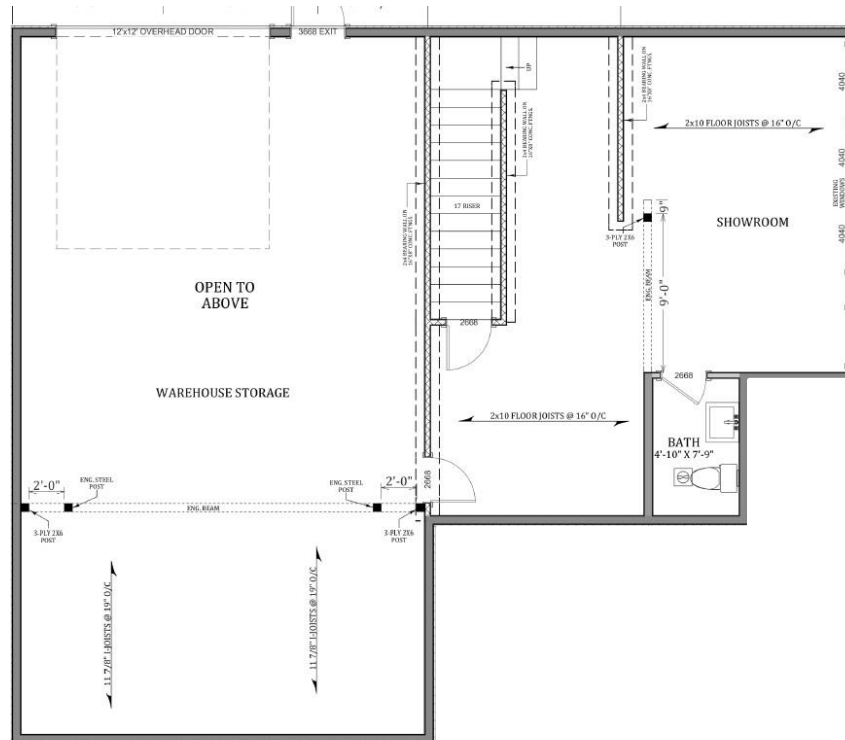


Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

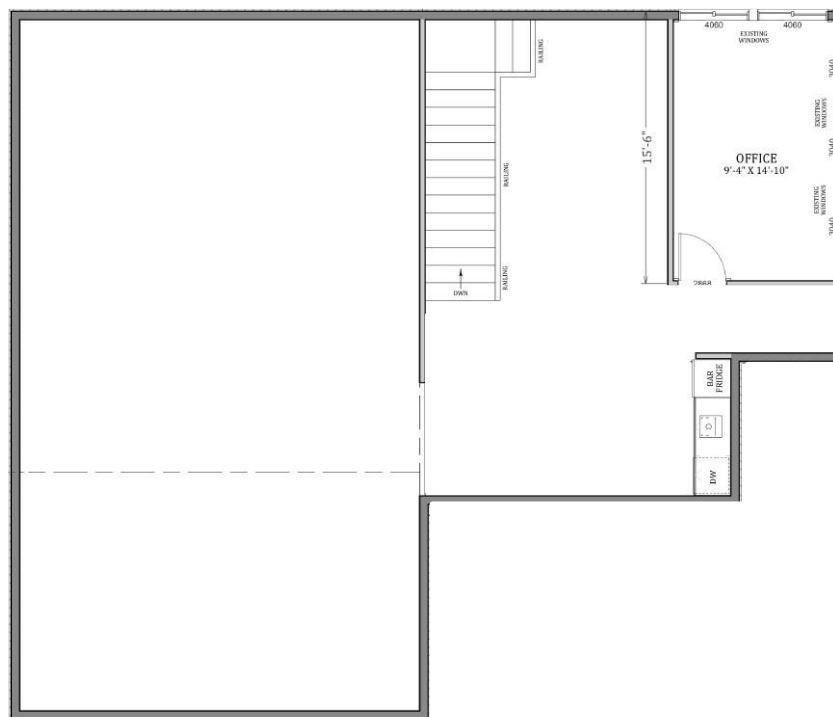
Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com

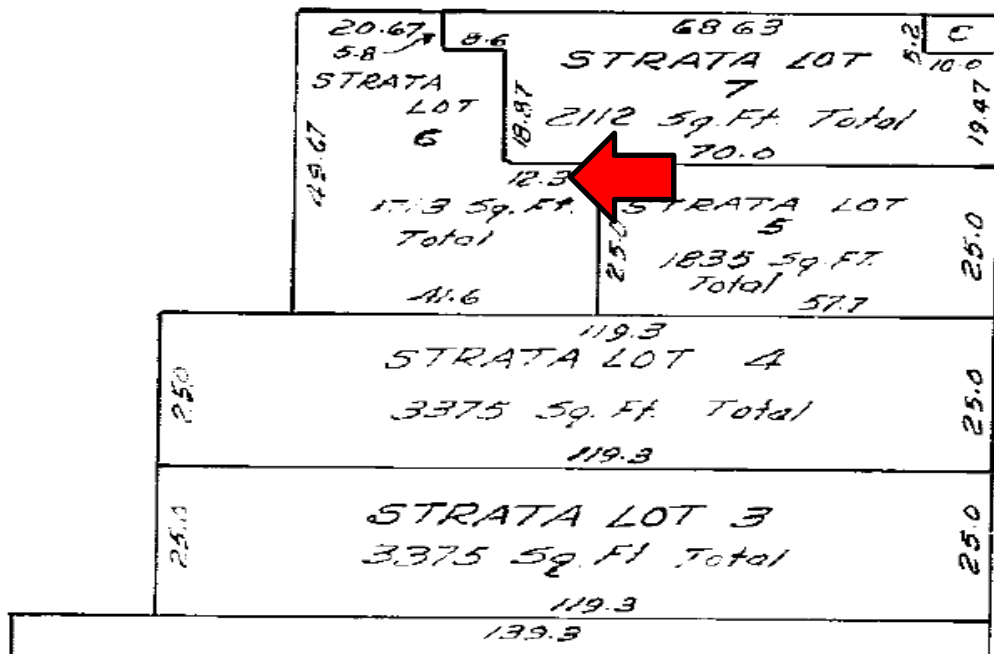
Approx. Main Floor Plan



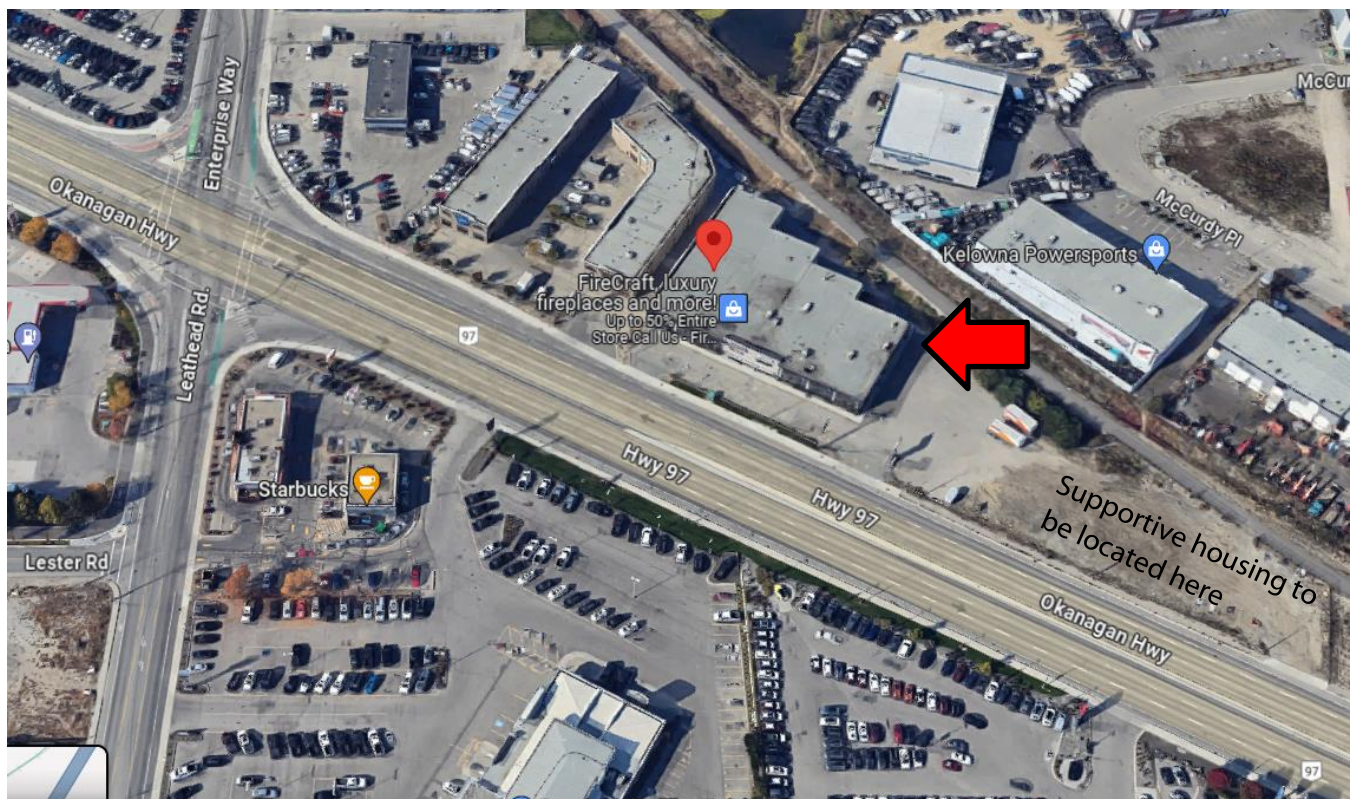
Approx. Second Floor Plan



Strata Plan



Neighborhood



Interior Photos:



