

# 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.<sup>2</sup> on main and 910 ft.<sup>2</sup> 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!

Deemed Size (ft. <sup>2</sup> )	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

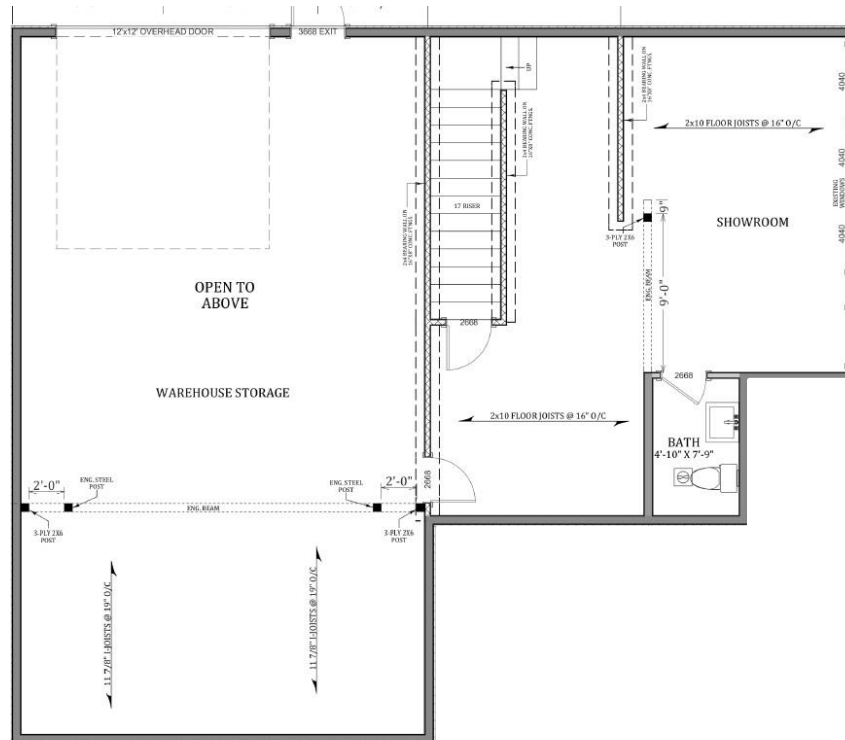


Peter Bouchard, B.Comm. (UREC)  
Peter@CorpAccord.com  
250.470.9551

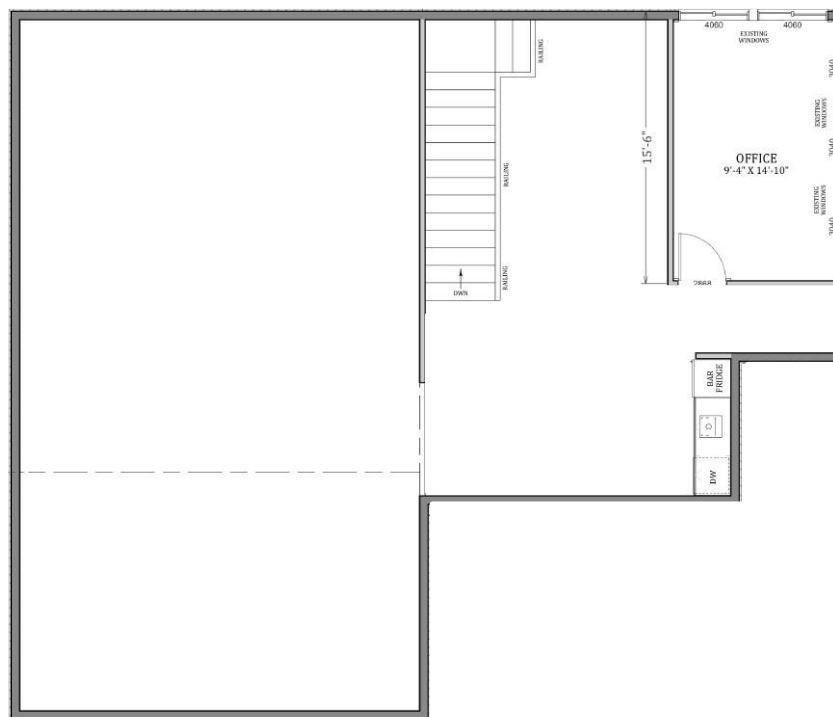
Corporate Accord Realty Ltd.  
500 Sarsons Road,  
Kelowna, BC Canada V1W 1C2

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

## Approx. Main Floor Plan

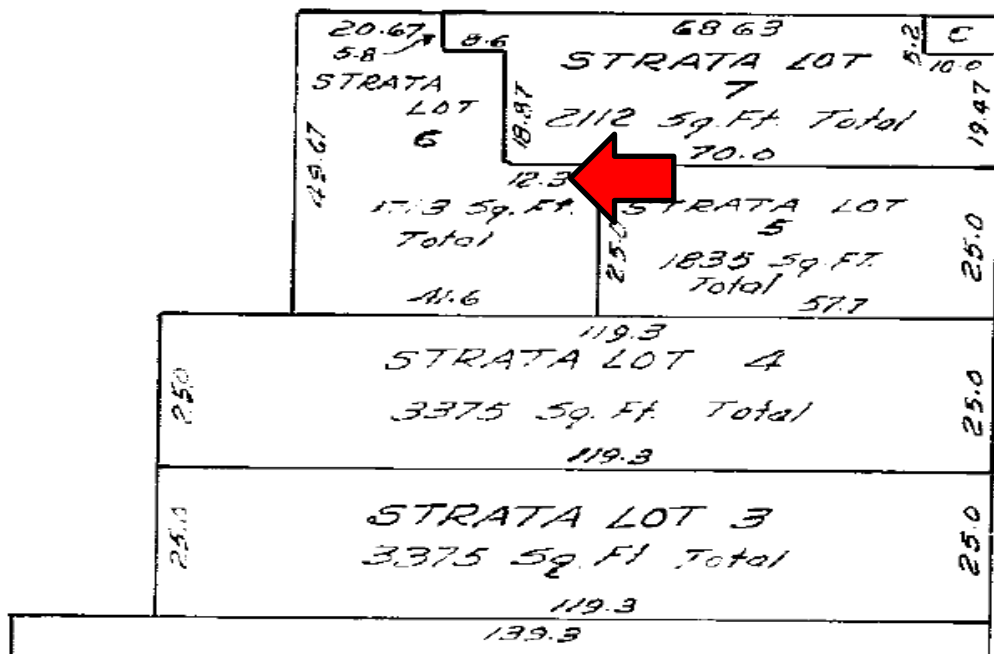


## Approx. Second Floor Plan

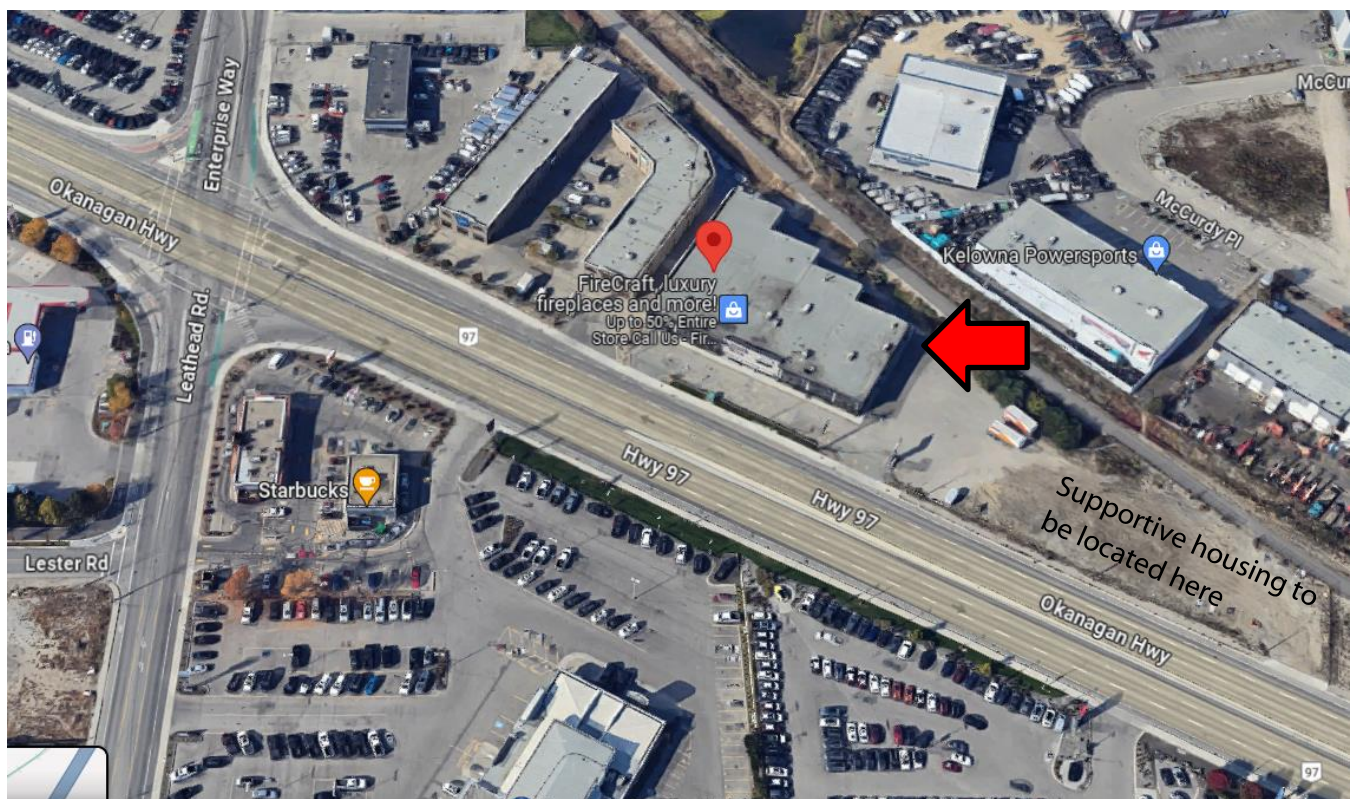




# Strata Plan



# Neighborhood



## NEW HOMES FOR 55-PLUS

# New Kelowna modular site on Highway 97 to house seniors, those with disabilities

Wayne Moore - Mar 1, 2024 / 12:14 pm



Photo: City of Kelowna

The second of three tiny home or modular housing sites in Kelowna will be reserved exclusively for seniors and those with disabilities.

The City of Kelowna made that announcement Friday morning as modular, work-camp-style units are moved into place for the 60-home Trailside site on Highway 97 between Leathead and McCurdy roads.

"Trailside will support 60 seniors (55+) and persons with disabilities as they journey from unsheltered homelessness to a permanent home," the new release states.

"Considered a transitional housing step, the majority of participants will come from local shelters, freeing up those indoor spaces for others currently sheltered outside."

The units for the Trailside site were trucked and craned into place last week. They differ from the individual "tiny homes" deployed near the rail trail encampment

They will be assembled on blocks and connected to create two buildings with individual rooms, combined community space and dining room, on-site laundry and office space for staff.

The site will be fully fenced and secure and, once construction is complete, the buildings will receive an aesthetic wrap to provide an updated and cohesive look.

Turning Points Collective Society, which operated a similar program in West Kelowna, will run the Trailside site, which is expected to open sometime in April.

It's the second of three sites expected to open sometime this year. The 60-unit STEP site on Crowley Avenue [recently began welcoming clients](#).

A location for a third site has yet to be announced.



## Interior Photos:

---

