

HIGH TRAFFIC CORNER RETAIL FOR LEASE

4 – 1790 KLO Road, Kelowna

- Up to 2225sf affordable retail location with great corner visibility
- Attractive location capturing mission and East Kelowna wealthy demographic
- Corner façade signage on two faces available at no additional cost
- Frontage includes windows on two faces
- Open layout with extensive renovations already in place
- Available September 1, 2020
- Zoned C10
- Free onsite parking

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2225	\$24.00	\$7.91	\$5916	GST & Utilities



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Interior Photos – Semi open layout



C10 Zoning Exerpt

Principal Uses

The **principal uses** in this **zone** are:

- (a) **animal clinics, major**
- (b) **animal clinics, minor**
- (c) amusement arcades, major
- (d) **automotive and minor recreation vehicle sales/rentals**
- (e) **automotive and equipment repair shops**
- (f) **auctioneering establishments**
- (g) bingo facilities
- (h) **breweries and distilleries, minor**
- (i) broadcasting studios
- (j) business support services
- (k) **child care centre, major**
- (l) commercial schools
- (m) commercial storage
- (n) **community garden**
- (o) community recreation services
- (p) convenience vehicle rentals
- (q) equipment rentals
- (r) emergency and protective services
- (s) flea markets
- (t) fleet services
- (u) food primary establishment
- (v) funeral services
- (w) gas bars
- (x) **government agencies**
- (y) greenhouses and plant nurseries
- (z) household repair services
- (aa) **liquor primary establishment, major (C10lp and C10lp/rls only)**
- (bb) non-accessory parking
- (cc) offices, construction and development industry
- (dd) **participant recreation services, indoor**
- (ee) pawnshop
- (ff) private clubs
- (gg) **rapid drive-through vehicle services**
- (hh) **recycled materials drop-off centres**
- (ii) **retail cannabis sales establishment (C10rcs, C10lp/rcs, and C10lp/rls/rcs only) City of Kelowna**
- (jj) **retail stores, service commercial**
- (kk) **service stations, minor**
- (ll) **supportive housing**
- (mm) **temporary parking lot**
- (nn) **temporary shelter services**
- (oo) **thrift stores**
- (pp) **truck and mobile home sales/rentals**
- (qq) **used goods stores**
- (rr) **utility services, minor impact**
- (ss) **vehicle and equipment sales/rentals, industrial**
- (tt) **vehicle and equipment services, industrial**
- (uu) **warehouse sales**