

LARGE LOT DEALERSHIP FOR LEASE

1210 Leathead Road, Kelowna

- Vibrant Central Kelowna location on Leathead just off Hwy 97N
- 15,753 ft.² deemed leasable area (including 3633 ft.² office mezzanine)
- Includes exclusive use of 1.69 acre (73,616 ft.²) lot with some fenced area
- Includes front showroom, central office and parts area and rear service shop areas
- 1200AMP (3Phase) Power | Four bay doors at grade
- Ample signage opportunities available via storefront and potential pylon
- Available immediately
- C2 Vehicle Oriented Commercial Zoning (see page 10 for zoning details)

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
15,753	\$23.50	\$6.48	\$39,356	GST, Maintenance & Utilities

* Base Rent to increase 3% annually to cover inflation



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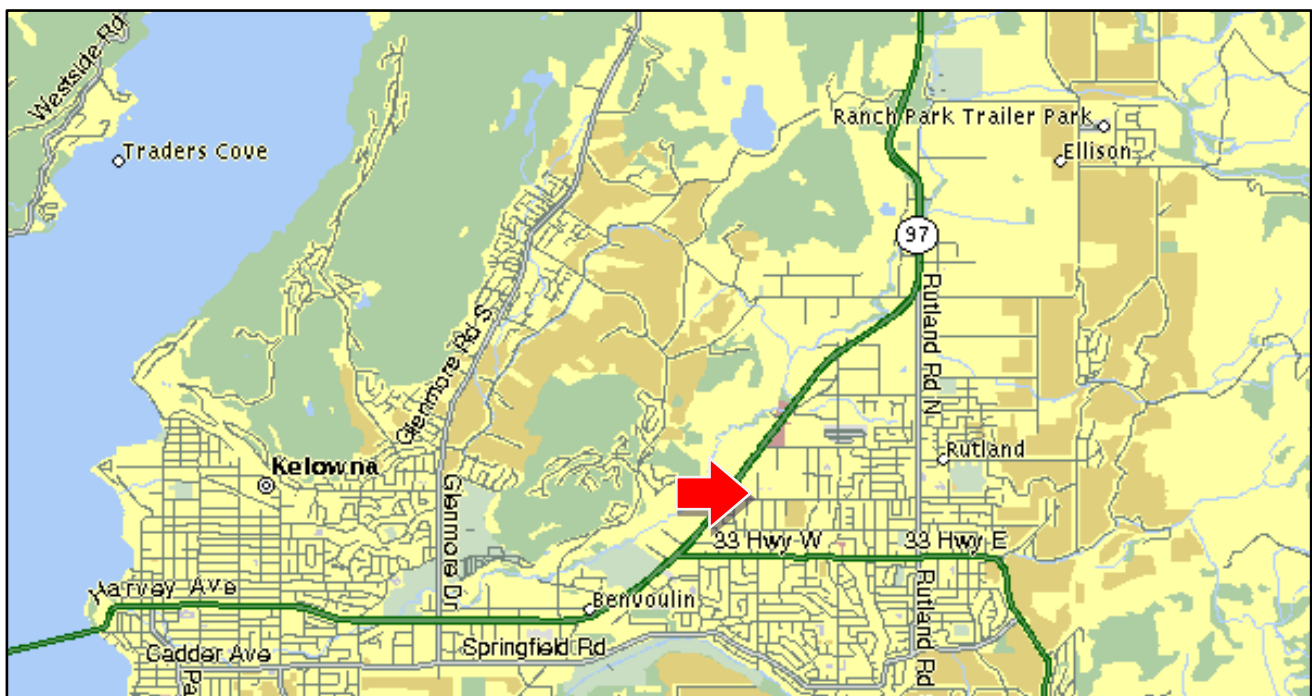
Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com

Storefront On Large Fully Paved Lot



Central Kelowna Location



Exterior: Storefront



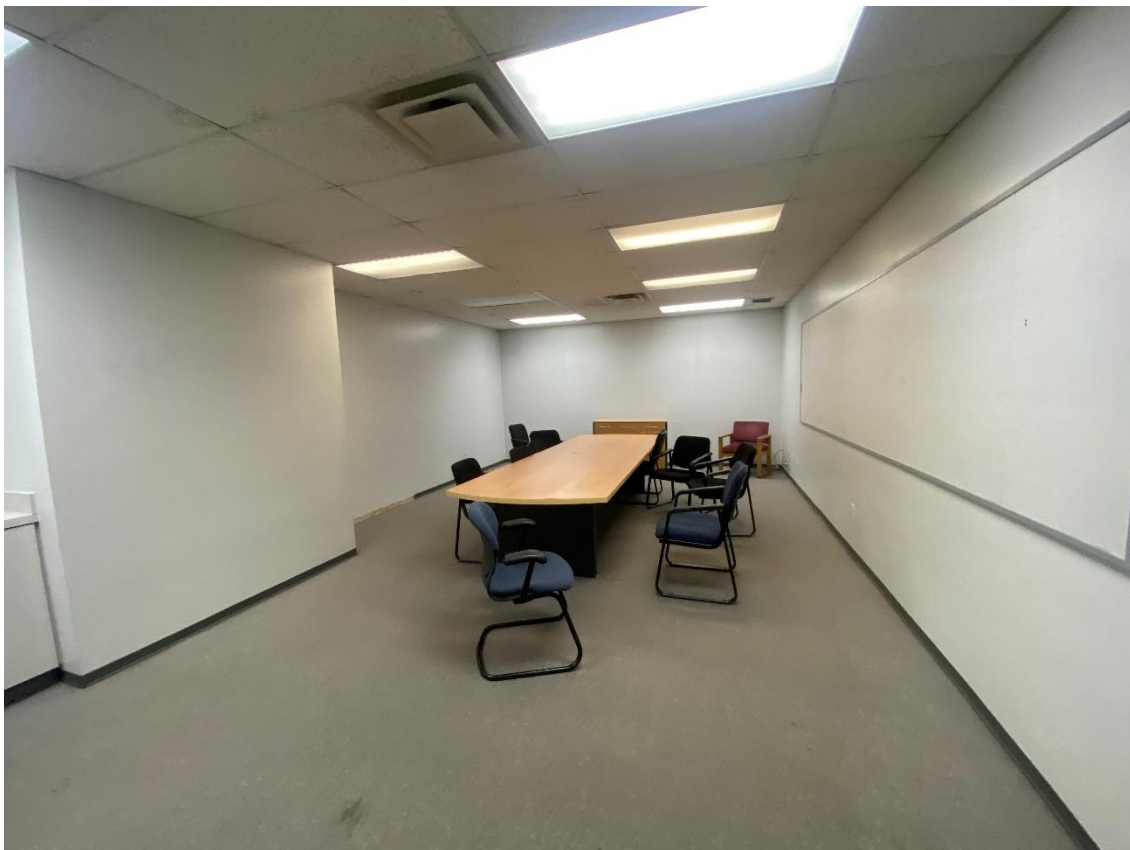
Exterior: Front Lot and Rear Bay Doors



Showroom



Central Office Mezzanine



Rear Shop Areas



Central Parts Department



Zoning Details

This property is zoned C2 pursuant to City of Kelowna Bylaw 12375. Allowable uses in this C2 zoning include auctioneering establishments, automotive and equipment, commercial storage fleet services, non-accessory parking, offices, retail, warehousing and other uses as described as allowable for C2 on pages 162 – 164 of the following link: [https://www.kelowna.ca/sites/files/1/docs/reduced_size - bl12375 - consolidated - zoning bylaw.pdf](https://www.kelowna.ca/sites/files/1/docs/reduced_size_-_bl12375_-_consolidated_-_zoning_bylaw.pdf)



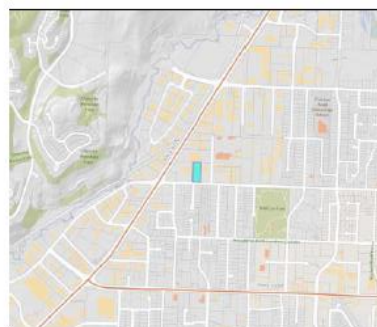
City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Feb 3, 2024



Property highlighted in blue

Property Information

Property Address:	1210 Leathead Rd	Property Type:	P - Typical Property
KID:	392047	Plan #:	KAP50364
		Lot#:	1
		Block:	
Extra Legal Information:			
PLAN KAP50364 LOT 1 DISTRICT LOT 124			

BC Assessment Information

Roll Number:	10277062	Jurisdiction:	217
Net Land Value:	\$5,079,000	PID:	018-361-811
Net Impr. Value:	\$1,135,000	Lot Size:	1.69
Net Total Value:	\$6,214,000	Lot Size Unit:	Acres
Actual Use:	220	Automobile Dealership	

Land Use Related Information

Zoning Code:	C2	Inside ALR:	No
OCP2040 FutureLandUse:	RCOM	Water Provider:	BMID
Land Use Contract:	No		

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City