

HIGHWAY RETAIL FOR SUBLEASE:



2409A Highway 97S, West Kelowna, B.C.

On Main Street in the Heart of Downtown

- *On street parking and additional ample staff parking at rear*
- *Great sound insulation (Separated from adjoining space by two concrete walls)*
- *Open layout on main floor with attractive flooring and semi open layout on lower floor*
- *Main floor finished with t-bar ceiling package, lower floor finished as training area*
- *C1 Zoning (attached) allows for a wide range of retail and office uses*
- *Great highway signage options and visibility*

2409A

*Former "Boys
and Girls Club"*

2385 ft.²: 1675 ft.² on main & 710 ft.² lower floor (Available Now)

Highway frontage for only: \$10.50/ ft.² base rent

Plus very low triple net – only \$3.32 / ft.²!

Totaling \$2746 / mo.

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

Commercial & Investment Real Estate Services

Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

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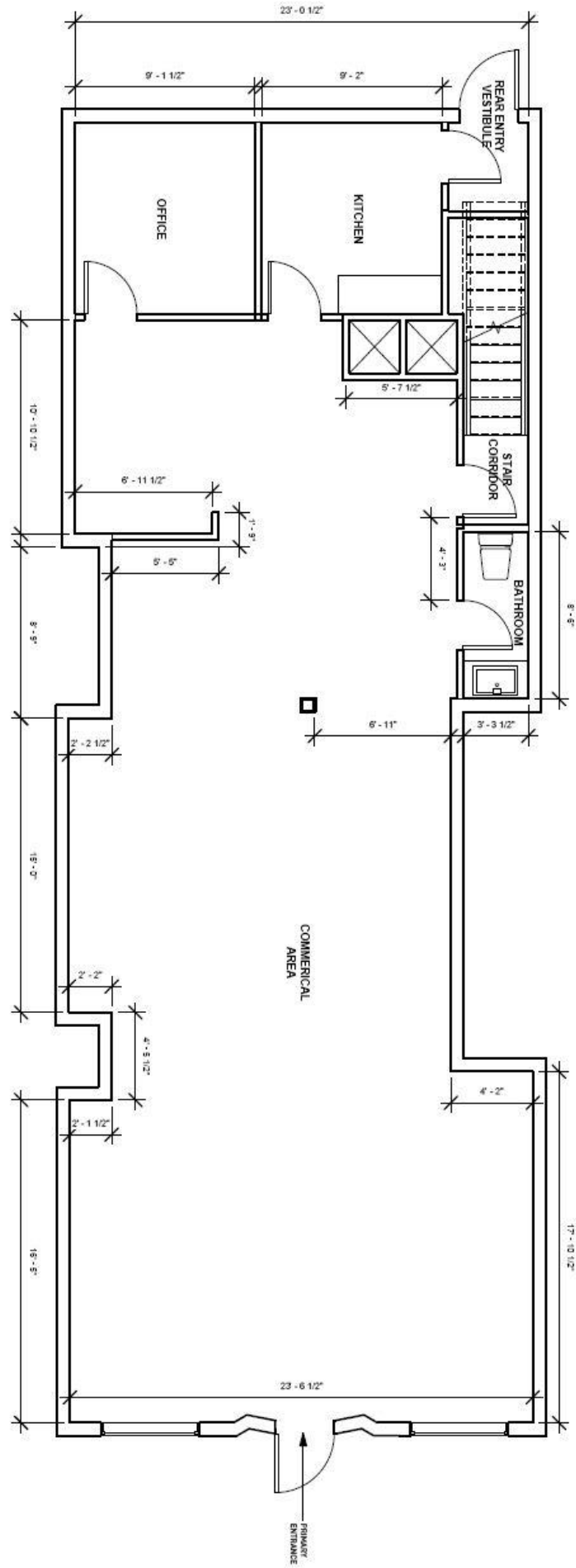
T: 250.470.9551

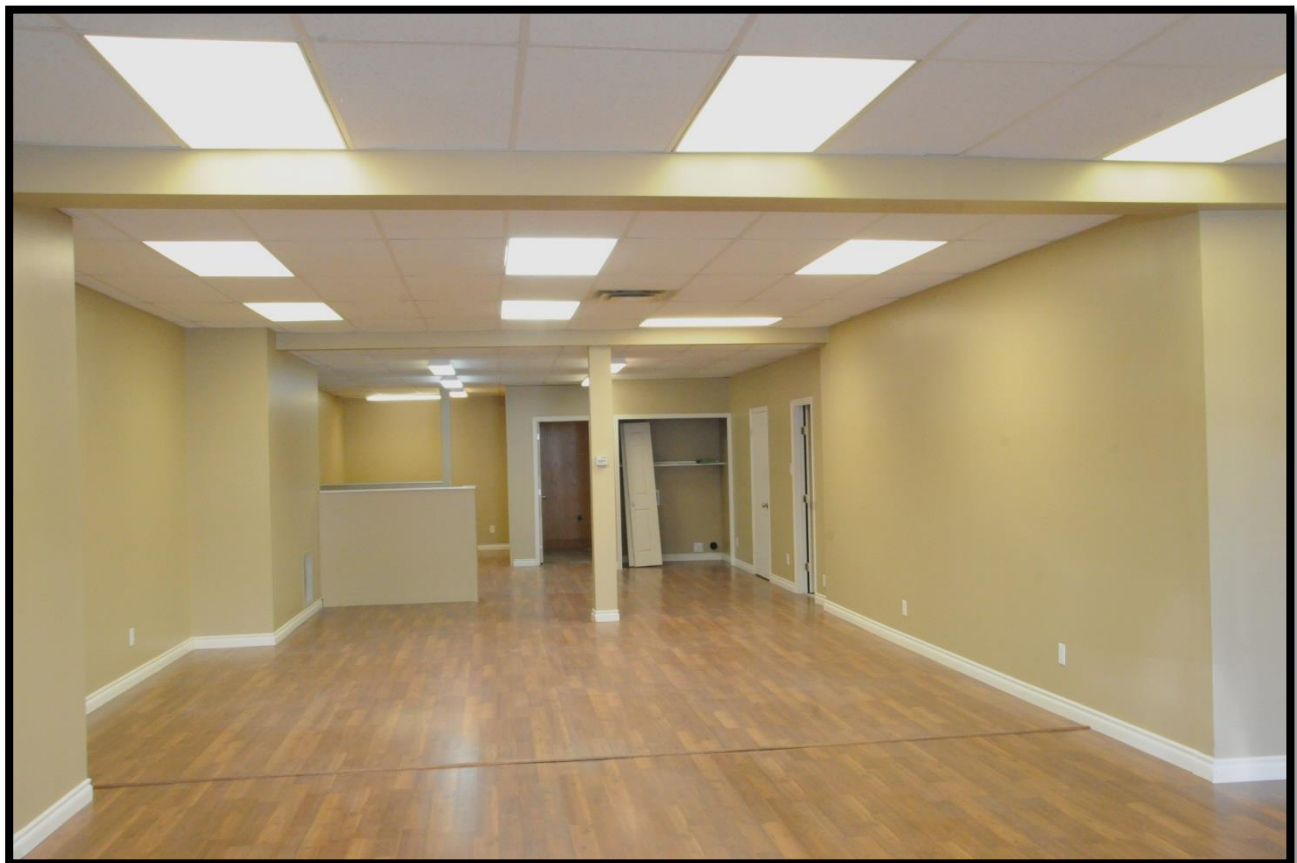
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No Agency by Listing Agent is available to Tenants on this Property





11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.
154.36

.1 Purpose

To accommodate a mix of uses with active commercial frontages.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing
- (j) Education facility
- (k) Extended medical treatment facility
- (l) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery