

# 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
- Zoning allows for a wide range of retail and office uses
- Great highway signage options and visibility

### 2409A

*Former "Boys  
and Girls Club"*

**2385 ft.<sup>2</sup>: 1675 ft.<sup>2</sup> on main & 710 ft.<sup>2</sup> lower floor (Available Now)**

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

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

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

E: [Peter@CorpAccord.com](mailto:Peter@CorpAccord.com)

T: 250.470.9551

F: 250.764.4001

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

The information contained herein was obtained from sources assumed to be reliable and while thought to be correct, is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms and conditions existing at the time of any transaction taking place. Plans, sizes, rates and inducements are subject to change without notice. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship. This project is MLS marketed.

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

