

AFFORDABLE HIGHWAY RETAIL/OFFICE:

FOR LEASE: 2409A HIGHWAY 97S, WEST KELOWNA

- Modern glass storefront and great Highway signage and visibility
- 2385sf total includes 1675sf at Highway grade & 710sf at grade with rear parking
- On street parking and additional ample staff parking at rear
- Great sound insulation (Separated from adjoining space by two concrete walls)
- Semi open layout can be customized
- Main floor finished with t-bar ceiling and lower floor finished as training area
- C1 Zoning (attached) allows for a wide range of retail and office uses
- No agency to tenants is available by the listing agent
- Available June 1, 2019 | Base Rent increases 3% per year to cover inflation

Main (ft. ²)	Lower (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1675	710	\$13.50	\$3.58	\$3395	GST & Utilities



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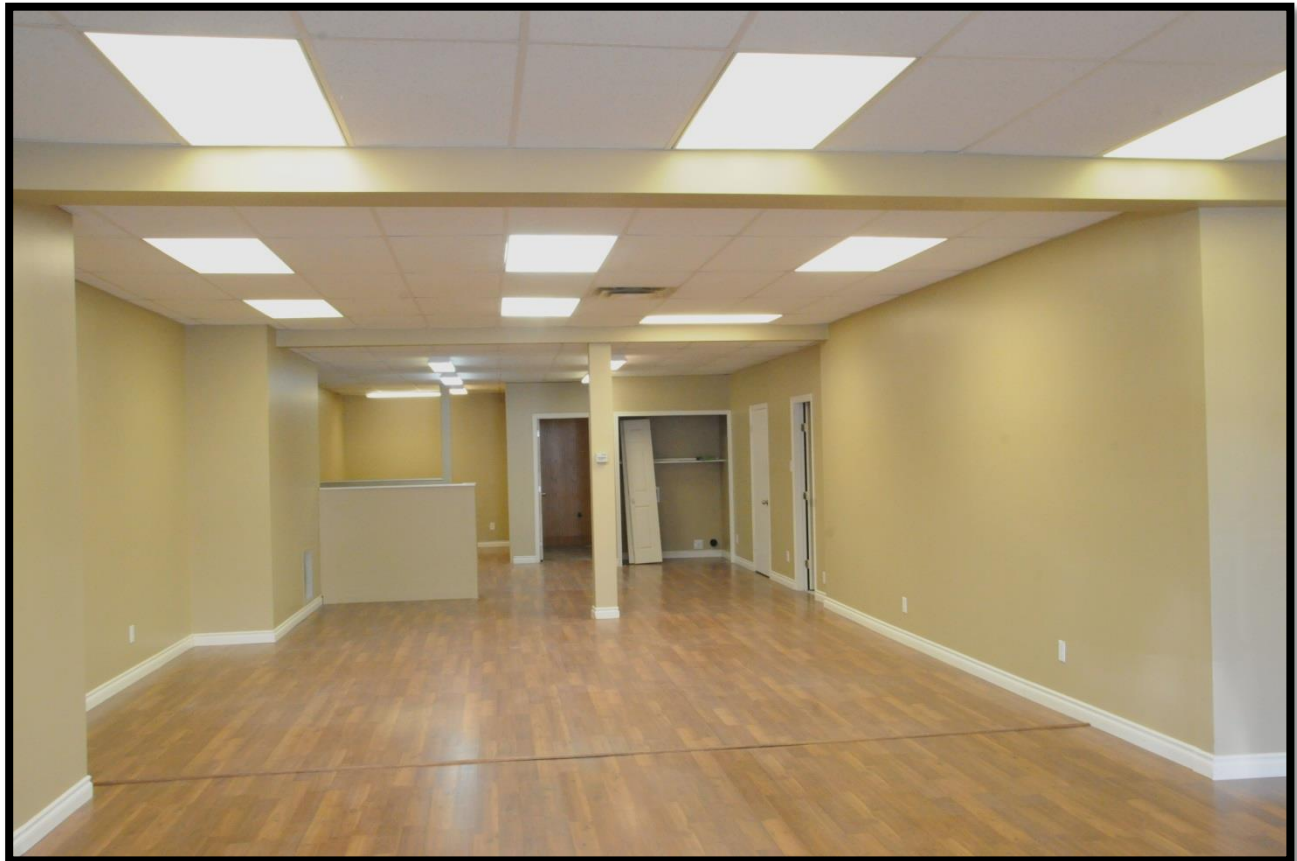
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Floor Plan of Main Floor (Highway Grade)



Pictures of Main Floor (Highway Grade)



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