

RETAIL FOR LEASE

1560 Pandosy Street, Kelowna

- 930 ft.² with front retail area, two rear offices, private washroom and storage
- Attractive glass storefront on Pandosy just off Bernard Avenue
- Featuring attractive wood style flooring
- Excellent building signage
- Retractable front roller gate security system included
- Available Immediately | UC1 zoning allows for most retail/office uses (see attached)

Unit	Main Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month**
1560	930	\$24.00	\$9.87	\$2625

*Base rent increases 3% per year to cover inflation | **Plus GST and electricity

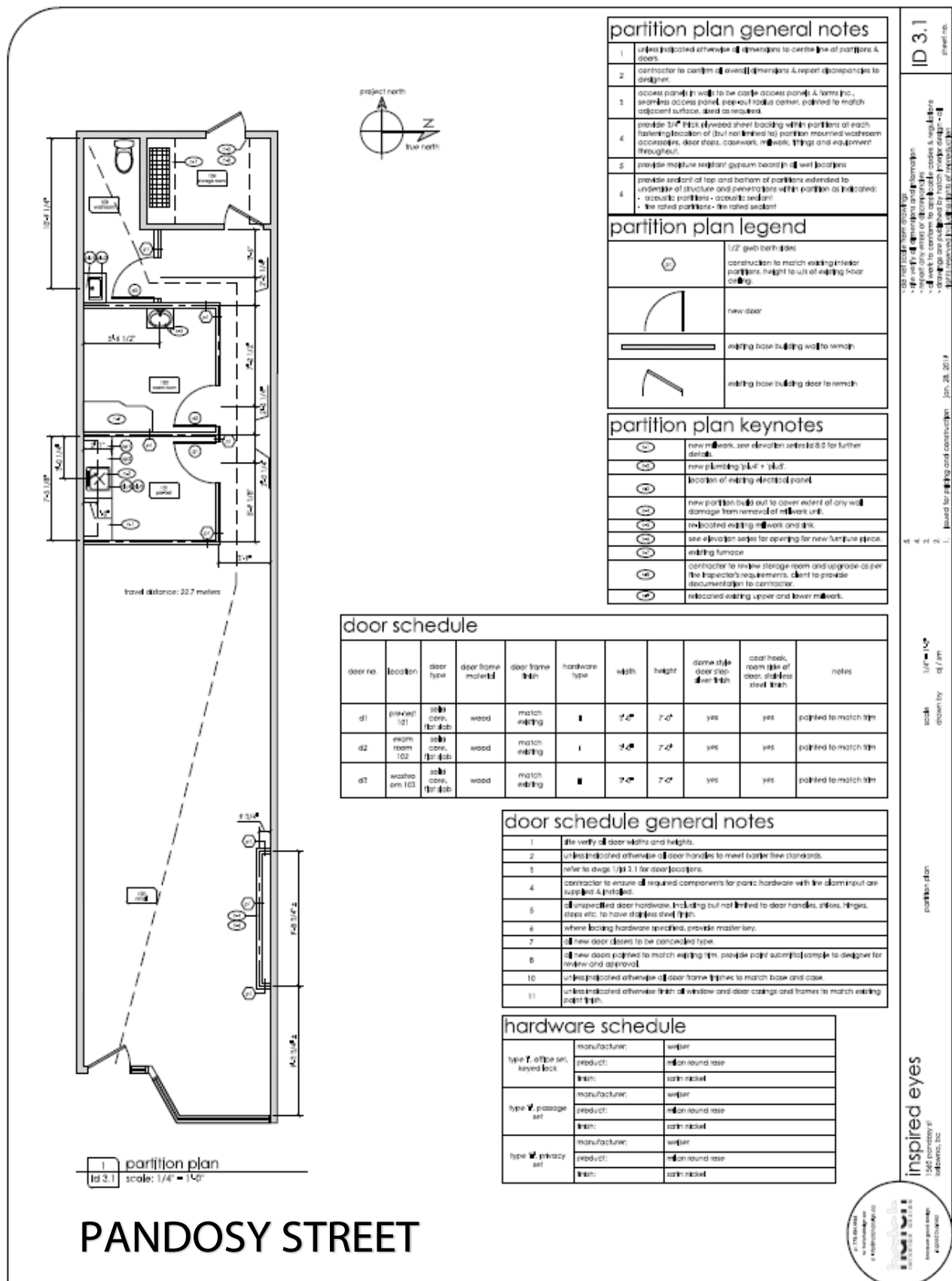


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PANDOSY STREET



Interior Photos



Interior Photos



Storage room and roll-down security gate



An aerial photograph of a city block in Vancouver. The intersection of Bernard Street and Pandosy Street is clearly marked. A red arrow points to a blue building at the corner of Pandosy Street, which is the subject of the report. The surrounding area includes various commercial buildings, parking lots, and streets. The text 'BERNARD' is written diagonally across the top right, and 'PANDOSY' is written diagonally across the bottom right.

[illegible]

Continued: UC1 Zoning Uses Per Bylaw 12375 (Subject to change):

Section 14.9 – Principal and Secondary Land Uses											
Uses	Zones										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
23 Education Services	-	P	P	P	P	P	P	P	P	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P
27 Food Primary Establishment	P ⁵	P	P	P	P	P	P	P	P	P ⁵	P ⁵
28 Gaming Facilities	-	-	-	-	P ⁸	P ⁸	-	-	-	-	-
29 Gas Bar	P ¹²	P ¹²	-	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	-	P ¹²
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-
34 Home-Based Business, Major	-	-	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	-	-
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-
38 Liquor Primary Establishment	P ^{4, 5}	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁵	P ⁵
39 Marinas	-	-	-	-	-	-	-	-	-	-	-
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P
44 Offices	P ⁶	P ⁶	P	S	P	P	P	P	P	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46 Parks	-	-	S	S	S	S	S	S	S	-	-
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57 Retail	P	P	P	P	P	P	P	P	P	-	-
58 Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹
59 Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-