

CORNER RETAIL FOR LEASE:

2689 Pandosy Street (Mission Area), Kelowna

- 736 or 1400 ft.² high traffic retail space with onsite parking
- Corner location in Kelowna's vibrant Mission Shopping District
- C4 zoning allows for most office and retail uses
- Exceptional signage opportunity and abundant windows
- Immediate (suite 100) and May 15 2019 (suite 103) occupancy



* Base Rent to increase 3% annually to cover inflation

Unit	Main Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
103	736	\$29.00	\$7.40	\$2232	Utilities & GST
100	1400	\$28.00	\$7.40	\$4130	Utilities & GST



Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

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

www.CorpAccord.com
Fax: 888.861.5006

INTERIOR PHOTOS | SEMI OPEN LAYOUT UNIT 103



C4 ZONING – ALLOWABLE USES:

14.4 C4 – Urban Centre Commercial

14.4.1 Purpose

The purpose is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

14.4.2 Principal Uses

The principal uses in this zone are:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) breweries and distilleries, minor
- (g) broadcasting studios
- (h) business support services
- (i) child care centre, major
- (j) commercial schools
- (k) community garden
- (l) congregate housing
- (m) custom indoor manufacturing
- (n) emergency and protective services
- (o) financial services
- (p) food primary establishment
- (q) funeral services
- (r) gas bars
- (s) government services
- (t) group homes, major
- (u) health services
- (v) hotels
- (w) liquor primary establishment, major (C4lp and C4lp/rls only)
- (x) liquor primary establishment, minor
- (y) motels
- (z) multiple dwelling housing
- (aa) non-accessory parking
- (bb) offices
- (cc) participant recreation services, indoor
- (dd) personal service establishments
- (ee) private clubs
- (ff) public libraries and cultural exhibits
- (gg) recycled materials drop-off centres
- (hh) religious assemblies