

# MEDICAL OFFICE PREMISES FOR LEASE:

## 202- 2689 Pandosy Street (Mission Area), Kelowna

- Attractive corner building in Kelowna's vibrant mission neighborhood corridor
- 1145 ft.<sup>2</sup> former medical office with sinks
- Second-floor premises with abundant windows and elevator access
- Features on site and curbside parking
- Good visibility along Pandosy Street (high traffic corridor)
- Available July 1, 2020

Unit	Main Floor (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
202	1145	\$19.50	\$8.70	<b>\$2690</b>	Utilities & GST

\* Base Rent to increase 3% annually to cover inflation

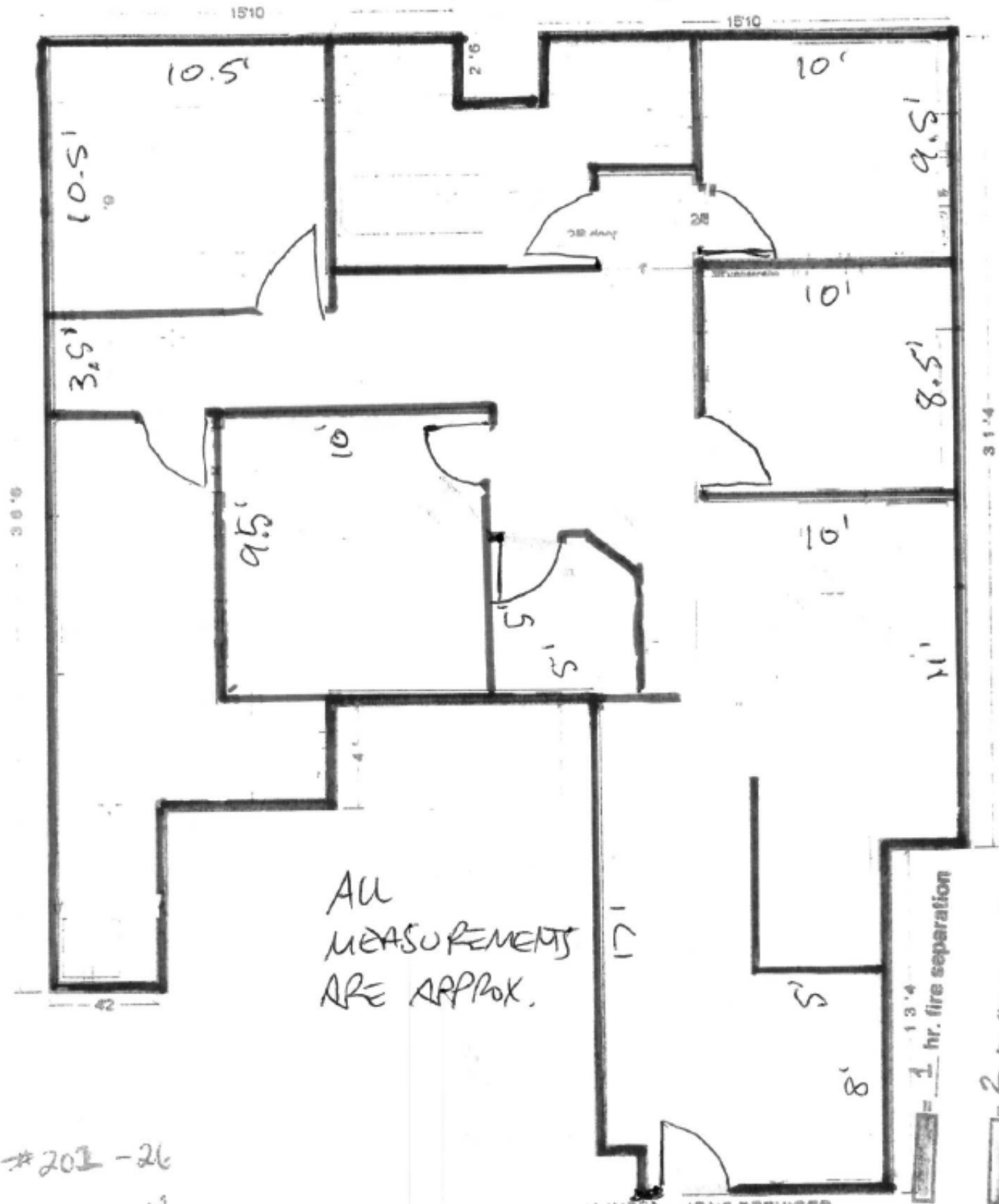


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#202-26  
1100 sq. ft.

IA INSPECTIONS SERVICES  
34910 THREE

13.4' = 1 hr. fire separation  
2' = 2 hr. fire separation

**SECOND FLOOR WITH ELEVATOR ACCESS:**

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## **C4 ZONING – ALLOWABLE USES:**

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### **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