

# CORNER RETAIL/OFFICE FOR SALE/LEASE:

## 102 - 3320 Richter Street, Kelowna

- Rare 1520 ft.<sup>2</sup> former medical office with extensive renovations in place
- Exceptional on-site customer parking
- Vibrant area close to Tim Horton's and within the mission area neighborhood centre
- Attractive architecture and very bright space with windows throughout this corner unit
- Zoned C4 allowing a multitude of retail and office uses
- Corner signage in high visible location
- Modern building with **all heating costs included in triple net!**
- **Offered for Sale for \$999,000 – significant upcoming development nearby!**

| Deemed Size<br>(ft. <sup>2</sup> ) | Base Rent*<br>(/sf/yr) | Triple Net<br>(/sf/yr) | "All In" Rent Per<br>Month | Additional costs    |
|------------------------------------|------------------------|------------------------|----------------------------|---------------------|
| 1520                               | \$25.00                | \$14.20                | \$4965                     | GST and electricity |



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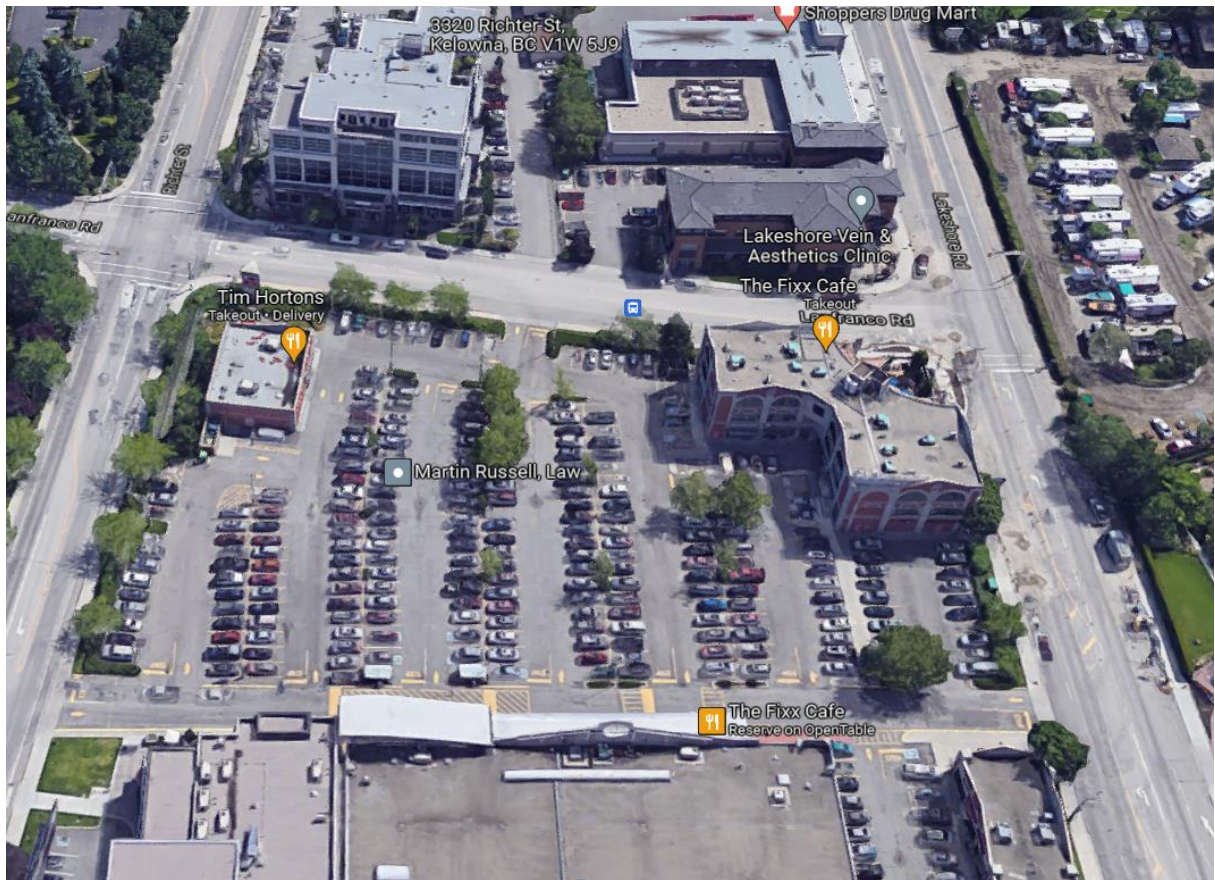
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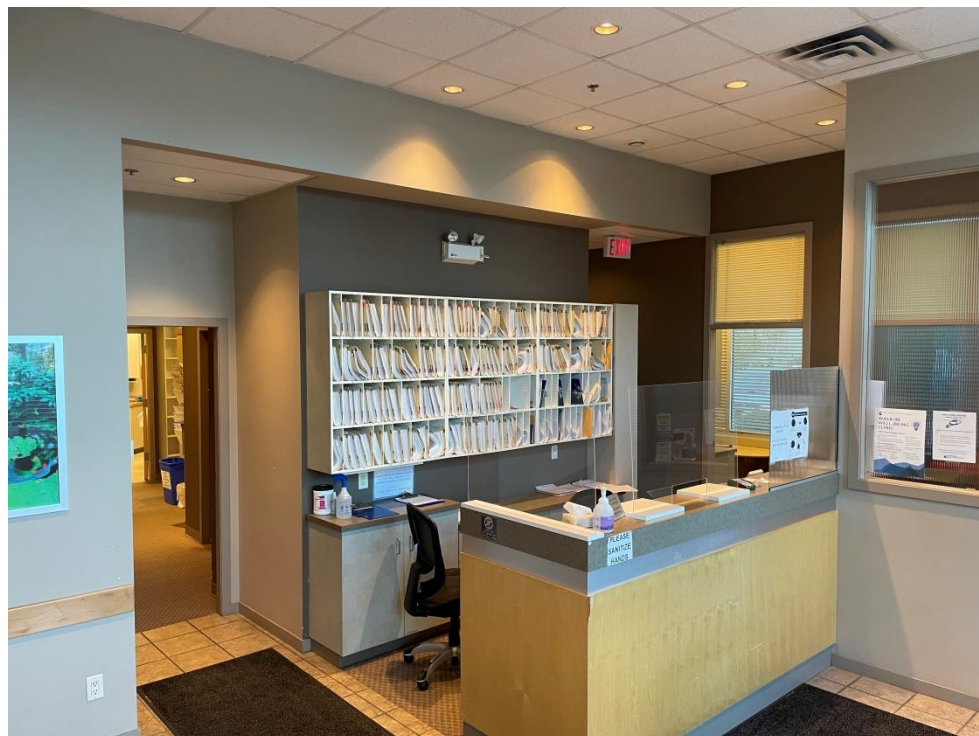
## Vibrant neighborhood!

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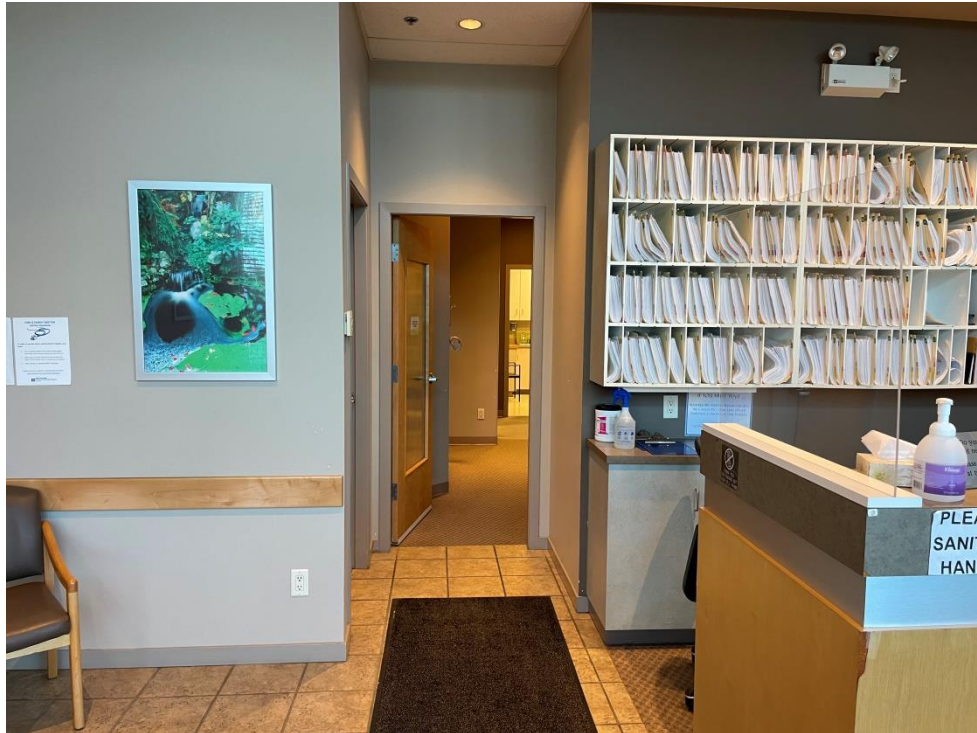
## Interior Reception

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## Interior Hallway showing ceiling height

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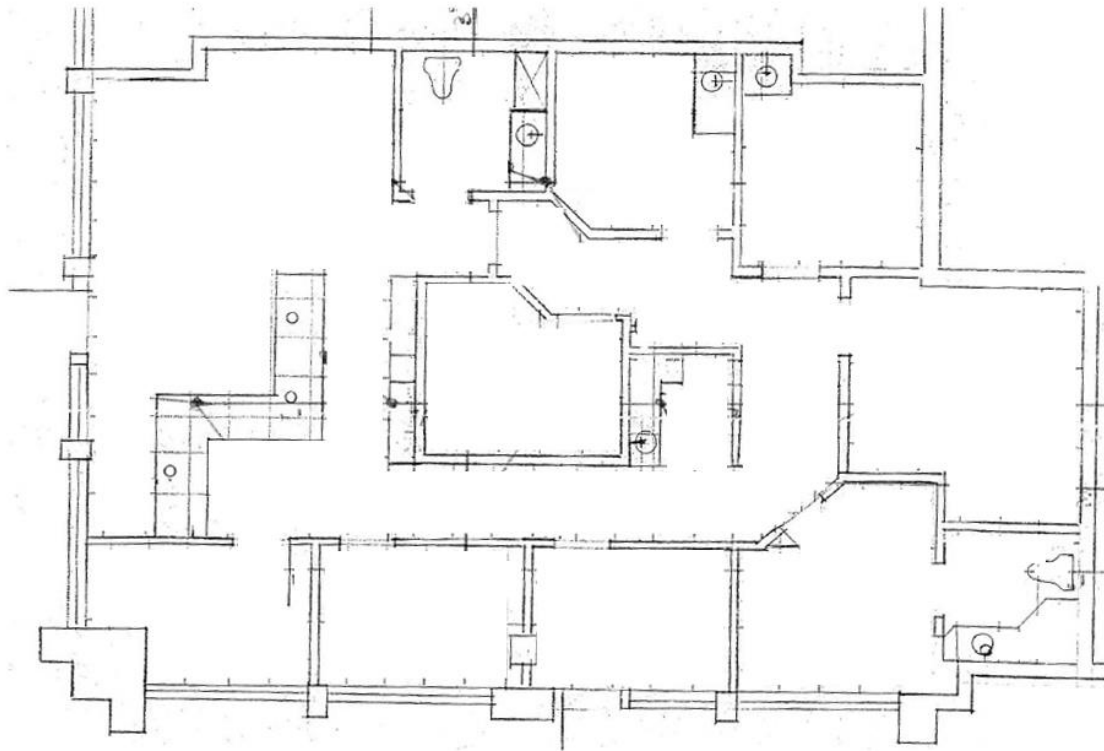
## Interior Main Entrance – lots of windows here!

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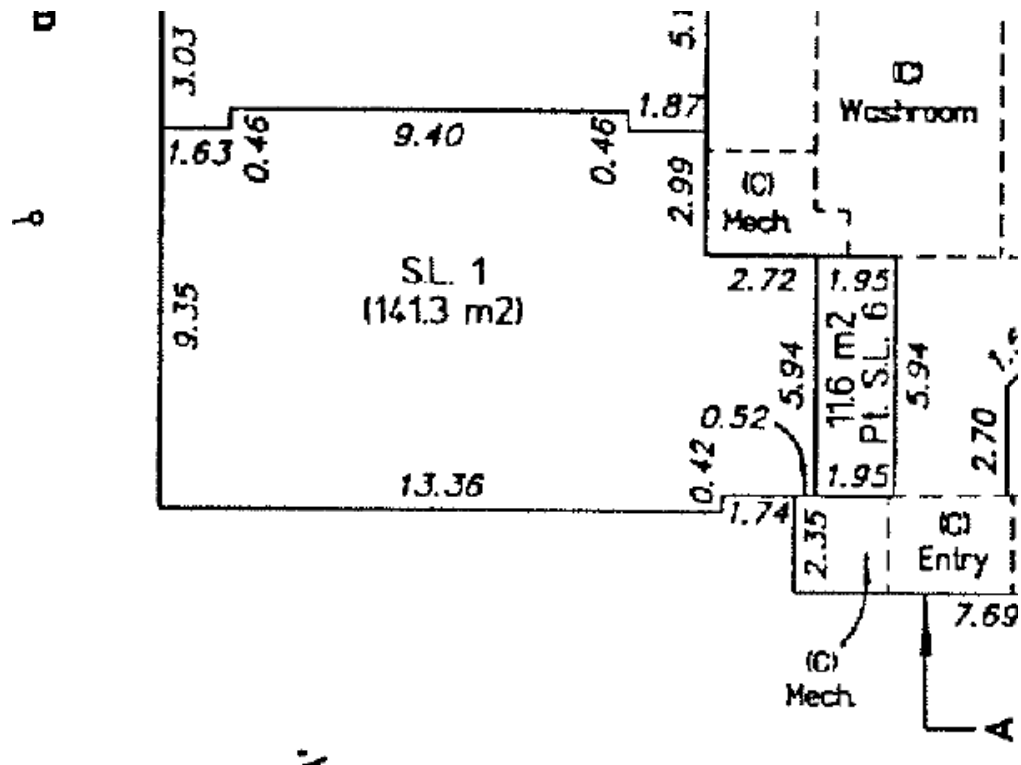




# Interior Floorplan



## Perimeter Measurements (in Meters)



## 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
- (hh) retail liquor sales establishment (C4rls and C4lp/rls only)
- (ii) retail stores, convenience
- (jj) retail stores, general
- (kk) spectator entertainment establishments
- (ll) supportive housing
- (mm) temporary shelter services
- (nn) thrift stores
- (oo) used goods stores
- (pp) utility services, minor impact