FULLY LEASED RETAIL FOR SALE:

103 - 3320 Richter Street, Kelowna

- *Tenant is Shoppers Realty Ltd. (operated under Shoppers Drug Mart Brand)*
- *Exceptional on-site customer parking plus reserved parking pass(es) for unit 103*
- *Annual Net Rent: $43,485 (Steps to $44,600 in 2025)*
- *Vibrant area close to Tim Horton's and within the mission area neighborhood centre*
- *Strata fees are $619.21 plus GST per month | 2021 Property Tax: $4615*
- *Zoned C4 allowing a multitude of retail and office uses*
- *Significant upcoming development nearby (345+ homes at 3440 Lakeshore)*
  https://dailyhive.com/vancouver/3440-lakeshore-road-kelowna-movala-stober-group
- ***Offered for Sale for $899,000*** *| 4.83% Cap Rate on Ask!*

Corporate Accord Realty LTD.

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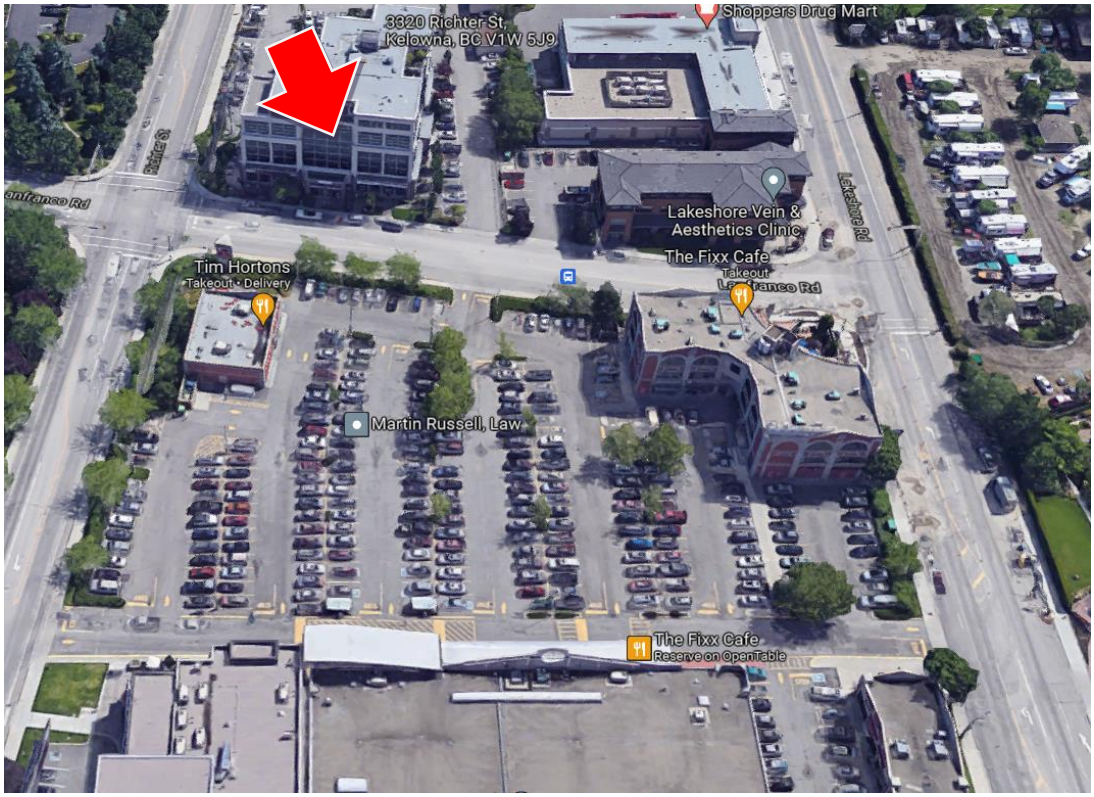
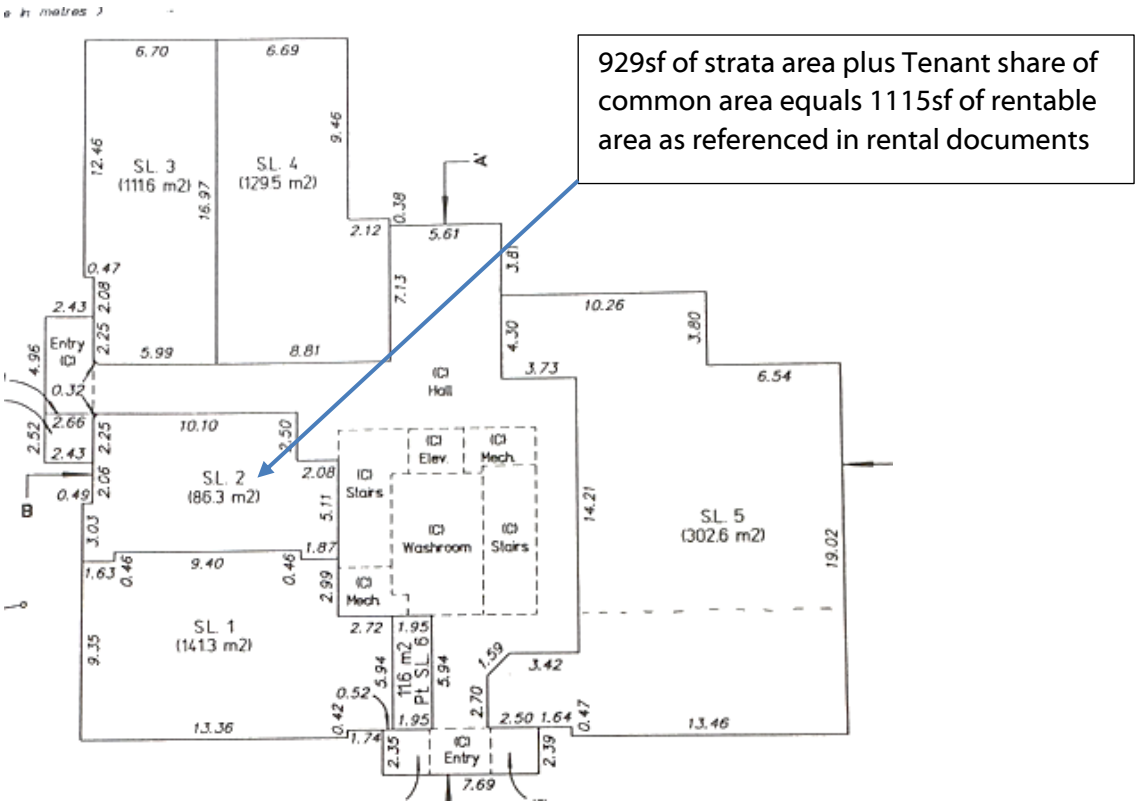
Vibrant Neighborhood!



Main Floor Strata Plan



C4 Zoning (Aug 2015)

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