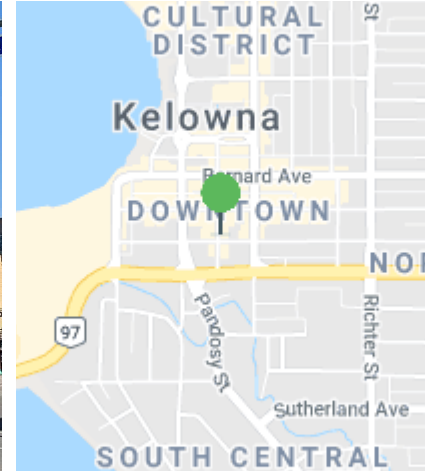




GROUND FLOOR RETAIL/OFFICE SPACE IN DOWNTOWN KELOWNA

1649 PANDOSY STREET, KELOWNA, BC, V1Y 1P6

PRICE: \$14.00 PSF



PROPERTY DESCRIPTION

- Opportunity to lease 11,053 SF of ground floor retail/professional space in Downtown Kelowna
- High profile location at the corner of Pandosy Street and Leon Avenue, with high daily pedestrian traffic counts
- Fascia signage opportunities
- Large windows provide plenty of natural light
- Potential to demise

ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	1649 Pandosy Street, Kelowna, BC, V1Y 1P6
LEGAL DESCRIPTION	Lot A Plan KAP28515 District Lot 139 Land District 41
LOCATION DETAILS	High profile location at the corner of Pandosy Street and Leon Avenue, with high daily pedestrian traffic counts.
LEASABLE AREA	11,053 SF
ZONING	C7, Central Business Commercial
BASE RENT	\$14.00 PSF
EST. ADDITIONAL RENT	\$6.00 PSF

COST BREAKDOWN

Location	Rentable Size (SF)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional Costs
1649	11,053	\$14.00	\$6.00	\$18,421.67	Management Fee & GST

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.