

FOR LEASE

1641 Commerce Avenue

Prime Strata Unit



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

104 - 1641 Commerce Avenue, Kelowna, BC

OPPORTUNITY

Attractive building located between Highway 97 and Enterprise Way providing excellent street exposure from Commerce Ave. Plenty of level, customer parking directly in front of unit, plus additional wrapping around the strata unit and street parking. Easy, main floor entry to reception area, office, with a large showroom area, washroom facilities and warehouse with loading bay doors.

LOCATION

Commerce Centre, located at 1641 Commerce Ave is easily accessed from Southbound traffic off Highway 97 or via Enterprise way. Situated at the north end of Kelowna, with quick transit to the University District, Airport Park, UBC-O, YLW and Lake Country, Highway 33 servicing Rutland to Big White and minutes to all major shopping districts along Harvey Avenue corridor.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

COMMERCIAL

KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 104 - 1641 Commerce Ave, Kelowna BC
Commerce Centre
Plan: KAP73825, S Lot 7, DL: 125, LD: 41 ODYD

PROPERTY DETAILS

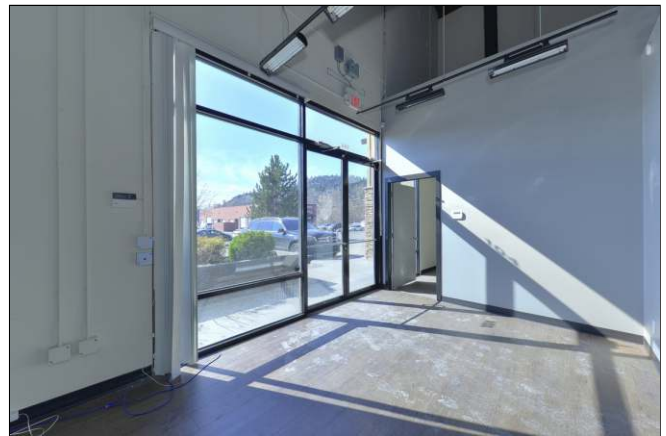
Main floor, level entry to reception and front office
Ample customer parking directly in front, plus additional street
Loading bay door access at rear, via large, 2 story warehouse
Fully finished second floor with windows to warehouse - perfect for
secondary office/ admin/ assembly room
Main level showroom with quality flooring
Large secondary office/ board room, washroom and storage

KEY FEATURES

- Zoned C10
- Ideal location, with easy access Enterprise Way and southbound traffic from Highway 97
- 2257 Total leasable floor space (1657 sq' Main / 600 sq' second)
- Two story ceiling in the warehouse, with a 10 x 12 overhead loading door
- Completely finished showroom, board room, primary office and reception space with large window frontage and level entry
- Quality carpeting and modern decor railings, fully finished and ready for move in.

LEASE DETAILS

Base Lease 17.25/ sq'
+ Triple Net est. \$6.00/ sq'



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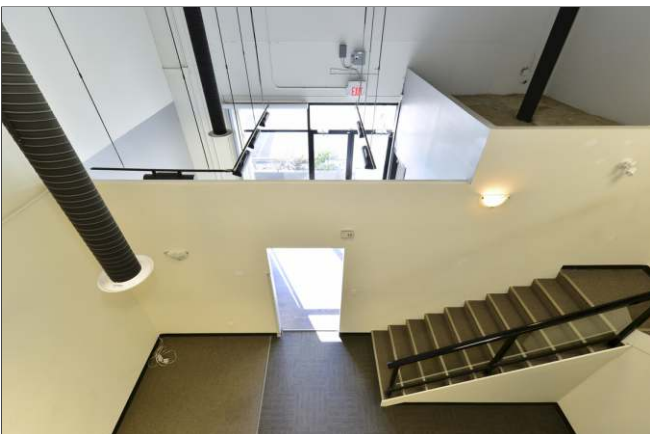


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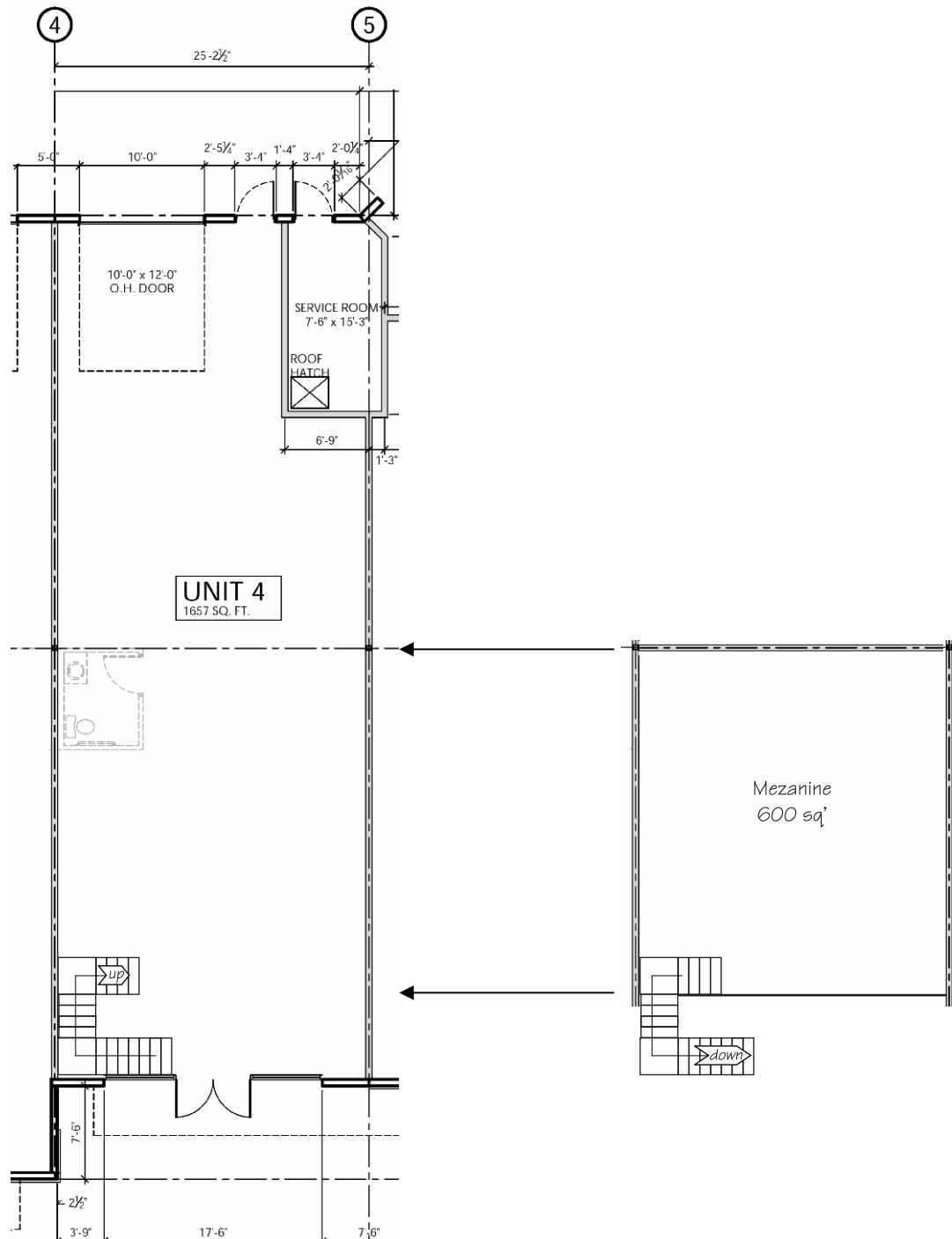
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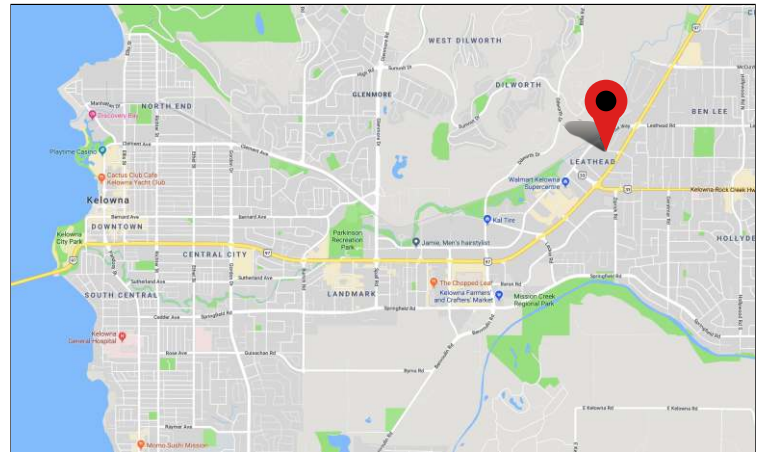
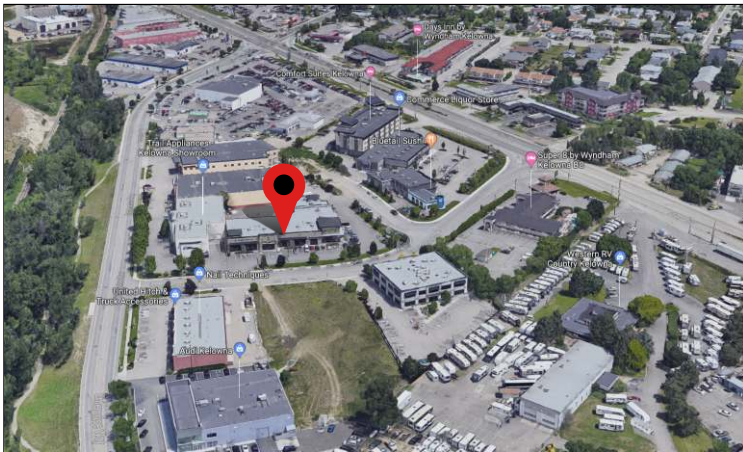
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MUNICIPAL ZONING C10: Service Commercial

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones

Principal Uses:

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) amusement arcades, major
- (d) automotive and minor recreation vehicle sales/rentals
- (e) automotive and equipment repair shops
- (f) auctioneering establishments
- (g) bingo facilities
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) child care centre, major
- (l) commercial schools
- (m) commercial storage
- (n) community recreation services
- (o) convenience vehicle rentals
- (p) equipment rentals
- (q) emergency and protective services
- (r) flea markets
- (s) fleet services
- (t) food primary establishment
- (u) funeral services
- (v) gas bars
- (w) government agencies
- (x) greenhouses and plant nurseries
- (y) household repair services
- (z) liquor primary establishment, major (C10lp and C10lp/rls only)

- (aa) non-accessory parking
- (bb) offices, construction and development industry
- (cc) participant recreation services, indoor
- (dd) pawnshop
- (ee) private clubs
- (ff) rapid drive-through vehicle services
- (gg) recycled materials drop-off centres
- (gg) retail stores, service commercial
- (gg) service stations, minor
- (hh) thrift stores
- (ii) truck and mobile home sales/rentals
- (jj) used goods stores
- (kk) utility services, minor impact
- (ll) vehicle and equipment sales/rentals, industrial
- (mm) vehicle and equipment

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) food primary establishment
- (d) liquor primary establishment, minor
- (e) residential security/operator unit
- (f) retail liquor sales establishment (C10lp/rls only)

Contact Rob Archibald for a detailed provision of the C10 Zoning as provided by the City of Kelowna.

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