



OPPORTUNITY TO LEASE PRIME HIGHWAY RETAIL UNIT

500 1544 HARVEY AVENUE

KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES



EXPOSURE

Prominent highway exposure



LOCATION

Located in the Burtch Plaza Shopping Centre



PROXIMITY

Close proximity to Downtown Kelowna & Landmark District



ZONING

CA1 Core Area Mixed Use

THE NUMBERS



SIZE

+/- 1,954 SF



PRICE

Base Rent: \$28.00/SF
Est. NNN: \$11.20/SF
Gross Rent: \$6,383.07 + GST and utilities

This highly visible 1,954 SF unit is perfectly positioned on Harvey Avenue/ Highway 97. Take advantage of the prominent facade and pylon signage opportunities facing the intersection of Harvey Ave and Burtch Rd. Inside, you'll find a modern, industrial aesthetic with high ceilings and exposed venting, wide open space complemented by nicely finished flooring. The space is also equipped with a sink area, pre-existing venting and an in-suite washroom. Three access points to the unit include a double man door access at the front side, ensuring smooth and efficient deliveries. Zoned CA1, this unit is ideal for a wide range of businesses, including Health Services, Pharmacies, Professional Services, Offices, and more. Join a thriving community of neighboring tenants such as Browns Social House, Work of Art Pottery Studio, fitness facilities, spas, salons, and various medical services. Additional Rent is estimated at \$11.20 per square foot for 2024. Don't miss out on this exceptional opportunity to position your business in one of Kelowna's most prominent and sought-after centres.



500 1544 HARVEY AVENUE, KELOWNA,



AMENITIES

SHOPPING

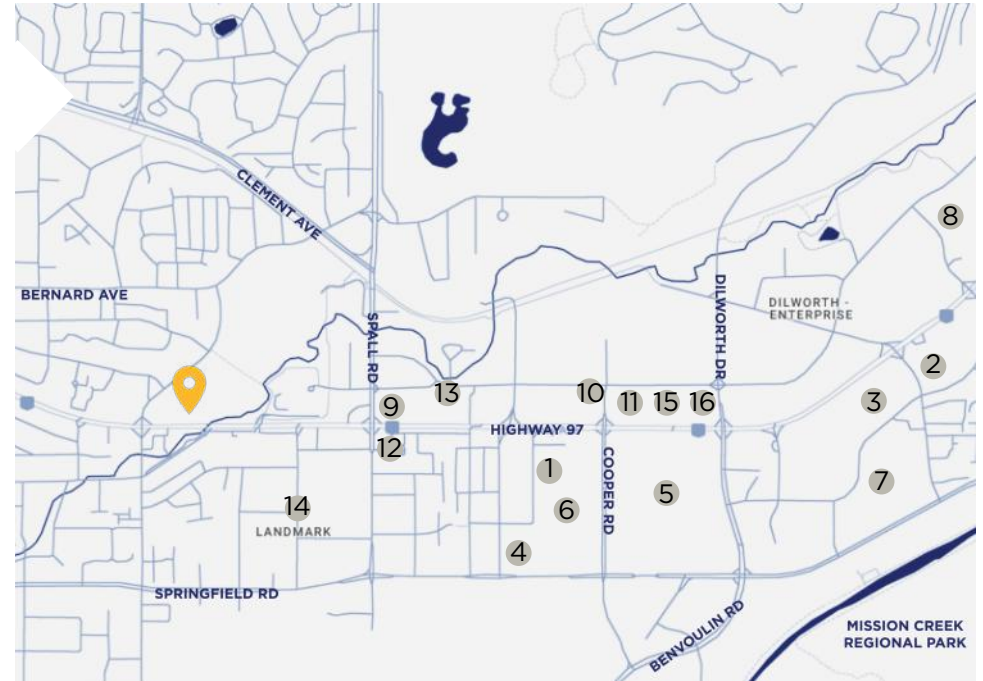
1. Save On Foods
2. Canadian Tire
3. Staples
4. Winners
5. Orchard Park Mall
6. Orchard Plaza
7. Costco Wholesale
8. Walmart
9. London Drugs

RESTAURANTS/QSR

10. Moxies
11. McDonalds
12. Tim Hortons
13. Starbucks

BUSINESS/HOSPITALITY

14. The Landmark District
15. Sandman Hotel
16. Ramada Hotel



THE COMMUNITY

Highway 97 is the main connector throughout the entire city of Kelowna. Centrally, you'll find the Landmark District and Dilworth Mountain area both easily accessible from the highway. This area is rich in amenities whether you're looking to eat at a nice restaurant, grab a coffee, go for a workout, do some shopping or stay at a hotel - this area has you covered. In addition, you can visit Mission Creek Regional Park if you're looking to escape the city hussle and bussle. In the warmer months, this area is home to the Kelowna Farmers' and Crafters' Market.





Let's chat.

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