



FOR LEASE

9918 HIGHWAY 97

LAKE COUNTRY, BRITISH COLUMBIA

COMMERCIAL LEASE OPPORTUNITY



PROPERTY FEATURES



EXPOSURE

Premium Exposure to Highway 97



ELECTRICITY

200 Amp Service



PARKING

Ample Customer Parking Available



ZONING

C1 - Town Centre Commercial

THE NUMBERS



SIZE

Approx. 3,299 SF



PRICE

Base Rent: \$34/SF
Est. NNN: \$6.25/SF

Amazing opportunity to lease a stand alone retail building centrally located on Highway 97 in Lake Country. This +/- 3,299 square foot building offers incredible exposure and easy access just off the highway. Tenants will benefit from over 240 feet of highway frontage and prominent signage opportunities. Building was previously used as a popular green grocer. Updates to the building are currently under construction and will include a new bathroom, insulated garage doors, and a 200-amp electrical panel. This property includes ample storage space, side loading doors, and 12 parking spots, making it ideal for multiple retail opportunities. Zoned as C1 - Town Center Commercial, this property offers endless opportunities for you to bring your vision to life. Don't miss your chance to lease this one-of-a-kind space, expected to be available in August 2025.

Across the street from Tim Hortons, Shoppers Drug Mart, and RBC Bank.



1. Subject Property

2. Tim Hortons

3. Shoppers Drug Mart

4. Lake Country Inn

5. Petro-Canada

6. Lake Country Town Centre

- Bosley's
- Sweetlegs Clothing
- RBC
- Oxygen Yoga & Fitness

7. Winfield Shopping Centre

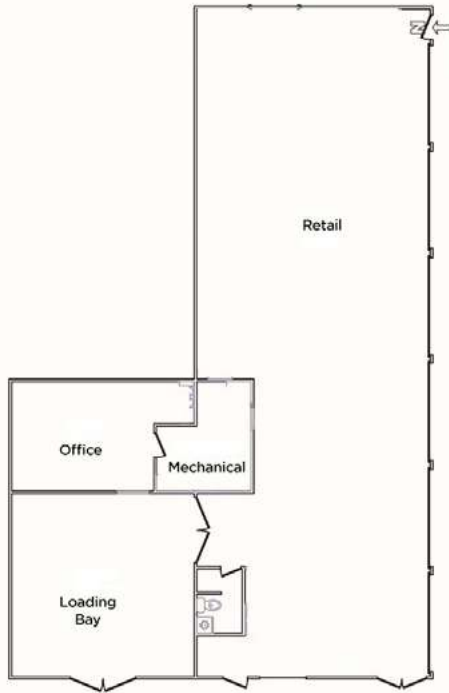
- BC Liquor Store
- Marketplace IGA
- CIBC
- Dominos
- Lordco
- Spartan Dry Cleaners

8. Ellison Lake

9. 8 minutes to Kelowna International Airport

10. 17 minutes to downtown Kelowna

11. 24 minutes to Vernon





Let's chat.

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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