



**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

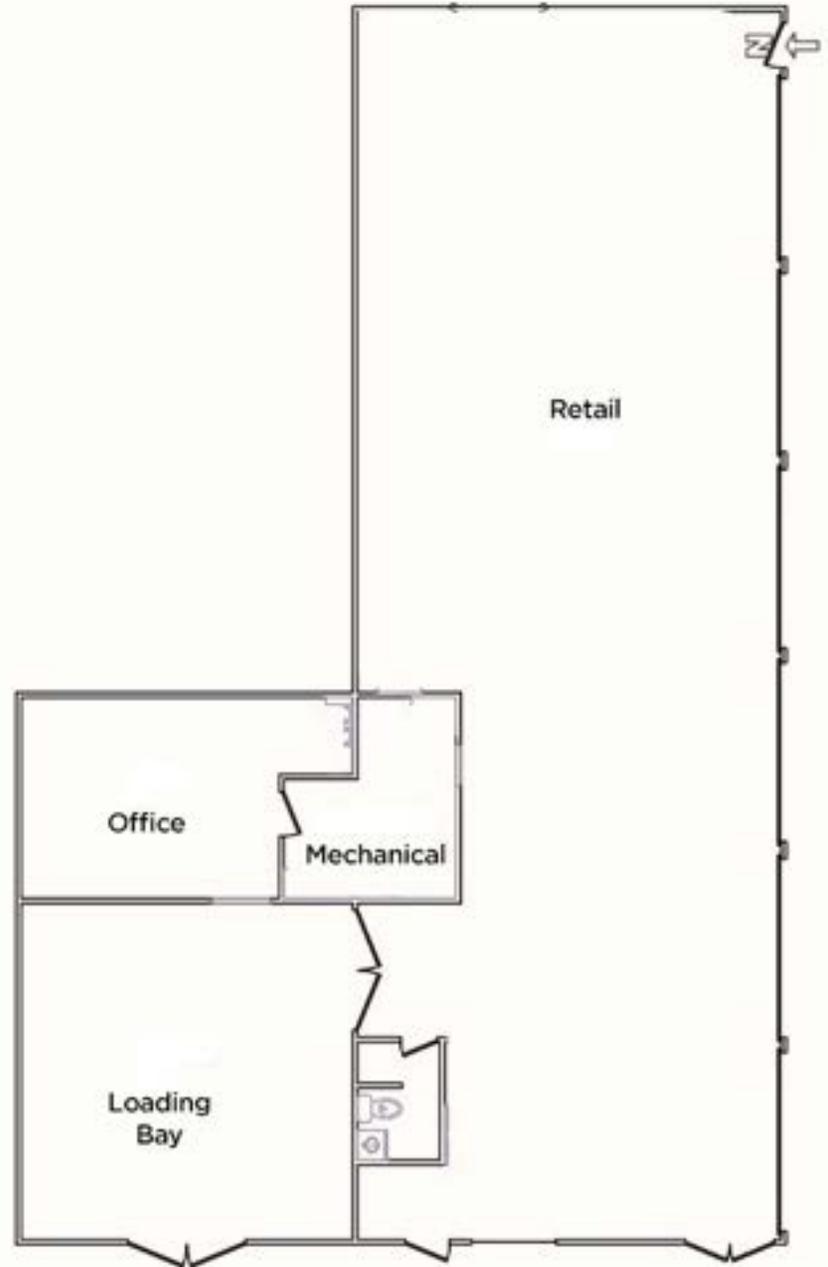
Base Rent: \$34/SF  
Est. NNN: \$6.25/SF

Prime opportunity to lease a 3,299 SF standalone commercial building with outstanding visibility along Highway 97 in Lake Country. Situated on a 0.41-acre lot with over 240 feet of highway frontage, the property offers excellent exposure, easy access, and ample on-site parking.

The building has been recently improved with a new 200-amp electrical panel, insulated garage doors, upgraded insulation, and new drywall to shell, providing a flexible, open interior ready for tenant improvements. Zoned C1 - Town Centre Commercial with an OCP designation of Mixed Use Commercial, the property supports a wide range of retail, service, and office uses.

Located across from Tim Hortons, Shoppers Drug Mart, and RBC, and just a short drive from Kelowna International Airport, this space is ideal for an owner-operator or national retailer seeking a high-exposure, service-oriented location in one of the region's fastest-growing communities.







Ellison Lake

To Kelowna International Airport  
8 mins

Controlled Intersection

Subject Property

Lake Country Town  
Centre Shopping Mall

IGA  
Grocer

Highway 97

To Vernon  
24 mins



## Let's chat.

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*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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