



FOR LEASE

UNIT 4 - 310 BANKS ROAD

KELOWNA, BRITISH COLUMBIA

VERSATILE COMMERCIAL SPACE



PROPERTY FEATURES

-  **LOCATION**
Great exposure to Highway 97 and Banks Road
-  **LAYOUT**
Open-concept with rear storage area
-  **PARKING**
Ample onsite parking available
-  **ZONING**
C2 - Neighbourhood Commercial

THE NUMBERS

-  **SIZE**
Approx. 5,117 SF
-  **PRICE**
Base Rent: \$19.00/SF

Unit 4 - 310 Banks Road offers versatile retail and showroom space across two levels, featuring a bright, open-concept layout with large front-facing windows along Banks Road. The unit is ideally located just one block off Highway 97, near the intersection of Banks Road and Baron Road.

The space includes a rear warehouse/storage area with a 12' grade-level overhead door, providing convenient access for loading and deliveries. With low additional rents, this unit represents one of the most affordable retail/showroom opportunities in the area.

Incentives available for qualified tenants. Available immediately.





Banks Road

Subject Property

Highway 97

Okanagan Lake



Let's chat.

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