



1889 SPALL ROAD

CIVIC ADDRESS:

1889 Spall Road, Kelowna, BC

ZONING:

C-4 Urban Town Center

LOCATION:

As our first commercial build, its central location, strong anchors of T-Bones & Cobs Bakery, and good off-street parking, make 1889 Spall a highly desired building. The two storeys offer a mix of retail and office space.

LAND SIZE:

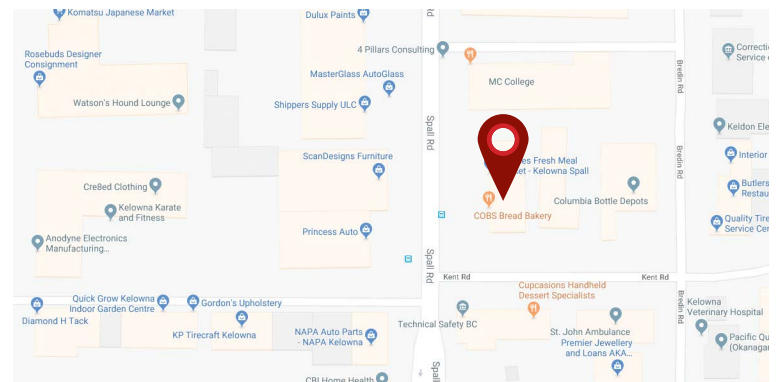
10,471 (+/-) sq. ft.

PARKING:

Approximately 52 on-site parking stalls

LISTING AGENT:

Worman Commercial
 Phone: (250) 762.0040
 Email: info@worman.ca



PROPERTY HIGHLIGHTS:

- Building is anchored by T-Bones and Cobs
- High exposure location on Spall Road
- C-4 Zoning allowing retail, office and professional users
- Excellent parking
- Abundance of glass on all elevations
- Project by Worman Commercial



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101 + Mezzanine	7,278 + 1,204 = 8,482	7,320 + 1,210 = 8,530	\$28
Unit 105	2,172	2,172	Leased
Unit 106	1,310	1,310	Leased
Unit 107	2,104	2,104	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 201	775	863	Leased
Unit 202	859	958	Leased
Unit 203	1,091	1,215	Leased
Unit 204	553	616	Leased
Unit 205	443	494	Leased
Unit 206	693	772	Leased
Unit 206A	466	519	\$20

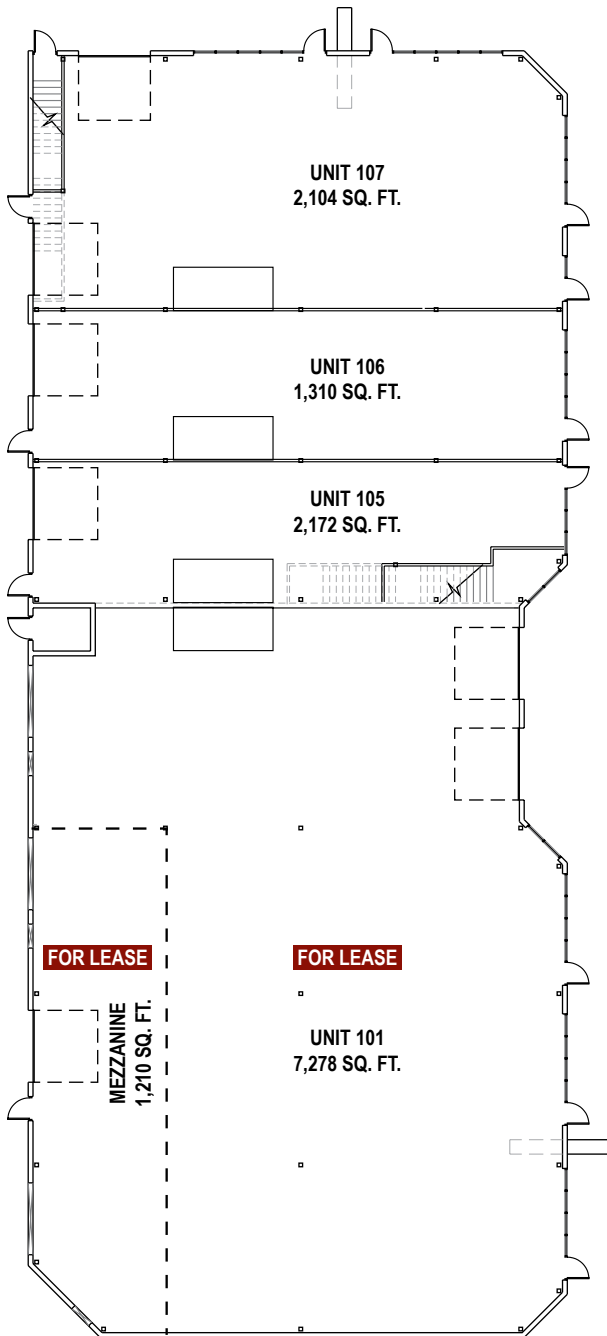
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



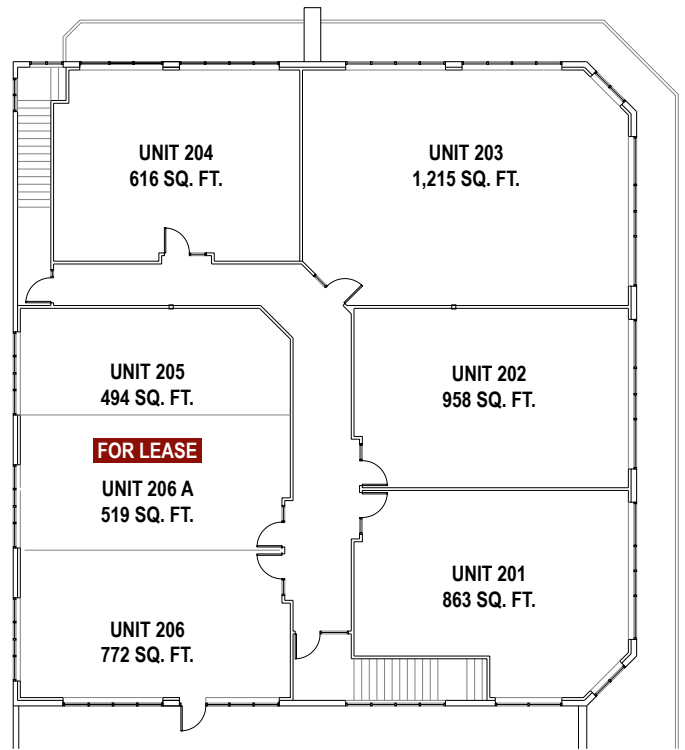
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





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LOCATION

