



1110 HARVEY AVENUE

CIVIC ADDRESS:

1110 Harvey Avenue (HWY 97), Kelowna, BC

ZONING:

C-4 Urban Town Center

LOCATION:

This building is ideally located at one of Kelowna's most prominent intersections at the corner of Harvey Avenue (Hwy 97) and Gordon Drive.

LAND SIZE:

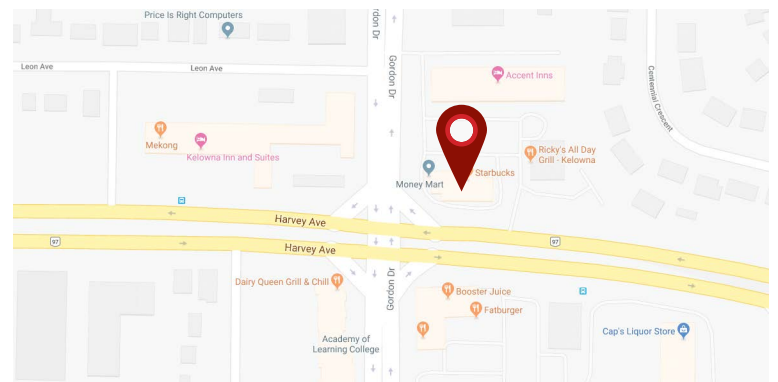
0.62 Acres (+/-) or 27,021 (+/-) sq. ft.

PARKING:

Approximately 34 on-site parking stalls including on-site loading

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- Premium high exposure location on Harvey Ave. and Gordon Drive
- C-4 Zoning allowing retail, office and professional users
- Abundance of on-site parking
- Directly adjacent to many Motels, Hotels & the Capri Shopping Center
- Excellent Access available both on Harvey Ave. and Gordon Drive
- Project by Worman Commercial



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	1,646	1,667	Leased
Unit 102	3,091	3,131	Leased
Unit 105	833	844	Leased
Unit 106	1,313	1,330	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 201	2,142	2,170	Leased

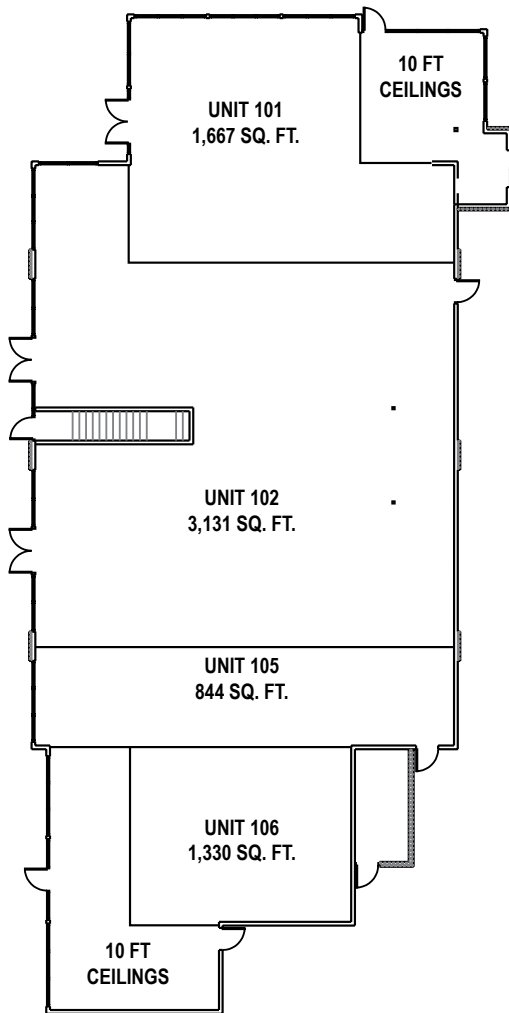
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



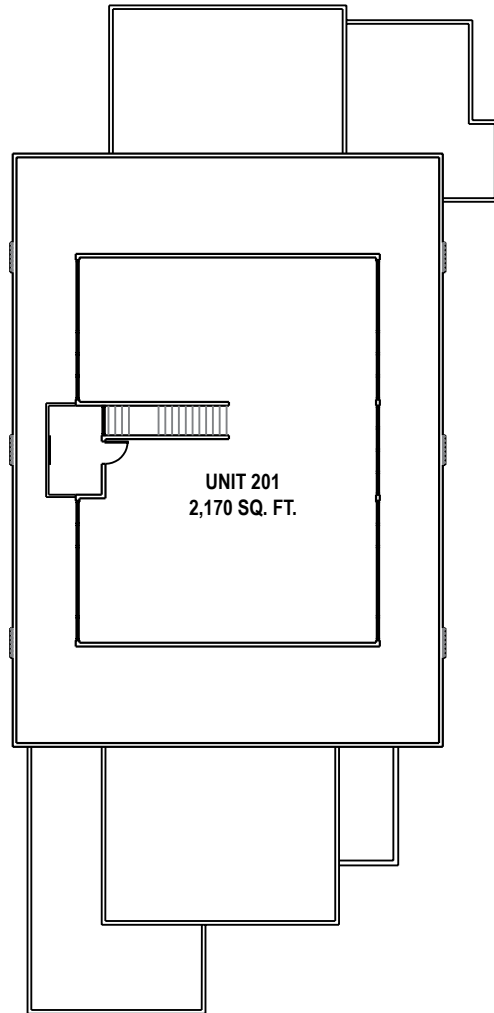
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





590 KLO ROAD

LOCATION

