



4624 LAKESHORE

CIVIC ADDRESS:

4624 Lakeshore Road, Kelowna

ZONING:

C2 / C2RLS Neighbourhood Commercial

LOCATION:

This unique area is located in the heart of Lower Mission surrounded by the natural beauty of the Okanagan.

LAND SIZE:

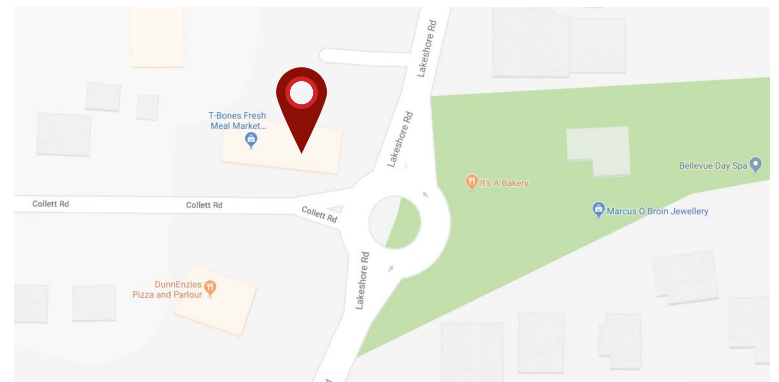
0.48 Acres or 20,960 (+/- Sq. ft)

PARKING:

27 Commercial Stalls, including 1 Handicap Stall and 1 Electric vehicle charging station
Loading Zone

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- *New Building with outstanding architecture*
- *Lakeshore roundabout access*
- *Free electric vehicle charging station*
- *Solar augmented electric power*
- *Project by Worman Commercial*



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RENTABLE AREA SUMMARY

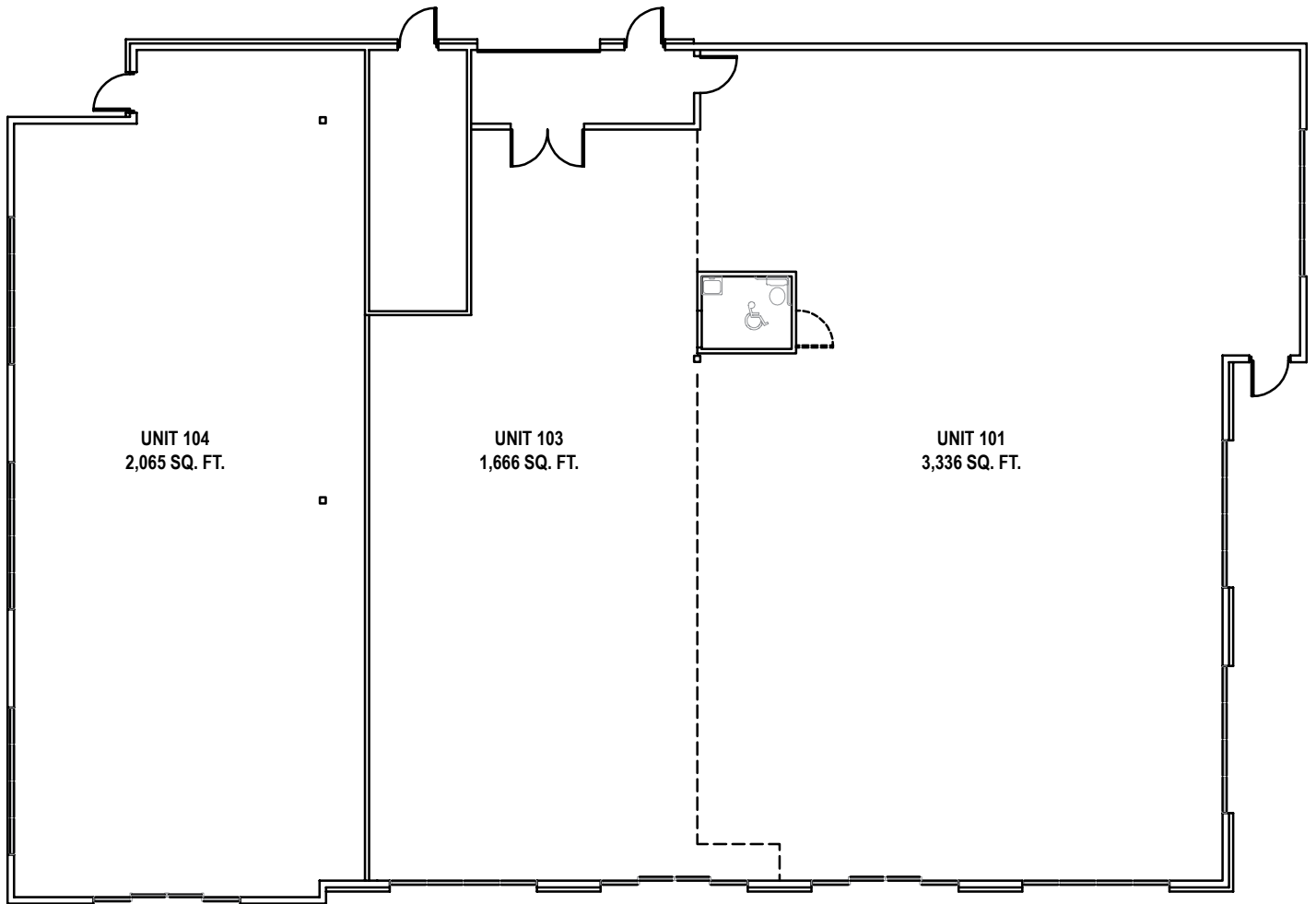
Main Floor	Usable Area	Rentable Area	Rent
Unit 101	3,254	3,336	Leased
Unit 103	1,625	1,666	Leased
Unit 104	2,014	2,065	Leased

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





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LOCATION

