



3110 LAKESHORE ROAD

CIVIC ADDRESS:

3110 Lakeshore Drive, Kelowna, BC

ZONING:

UC-5 Central Business District

LOCATION:

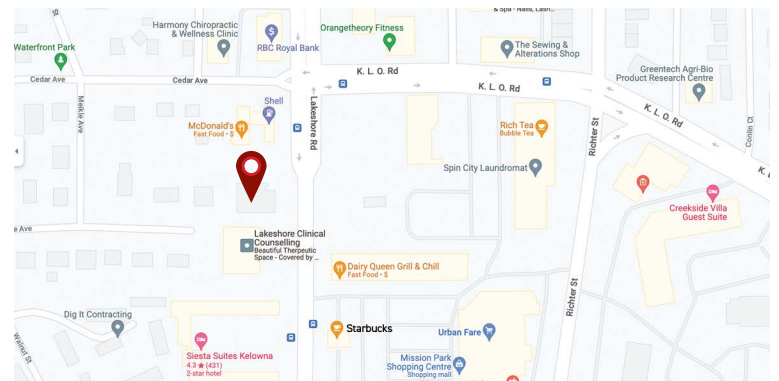
Located in the center of Pandosy Village, the location offers great visibility right on Lakeshore Road ensuring thousands of people passing by each day.

PARKING:

40 on-site parking stalls

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- *High exposure location in South Pandosy Neighbourhood*
- *UC-5 Zoning allowing retail, office and professional users*
- *Excellent on-site parking*
- *Built by Worman Commercial*



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	1,082	1,140	LEASED
Unit 103	1,094	1,152	LEASED
Unit 105	1,331	1,402	LEASED
Unit 107	2,582	2,720	LEASED

Second Floor	Usable Area	Rentable Area	Rent
Second Floor	1,198	1,212	LEASED

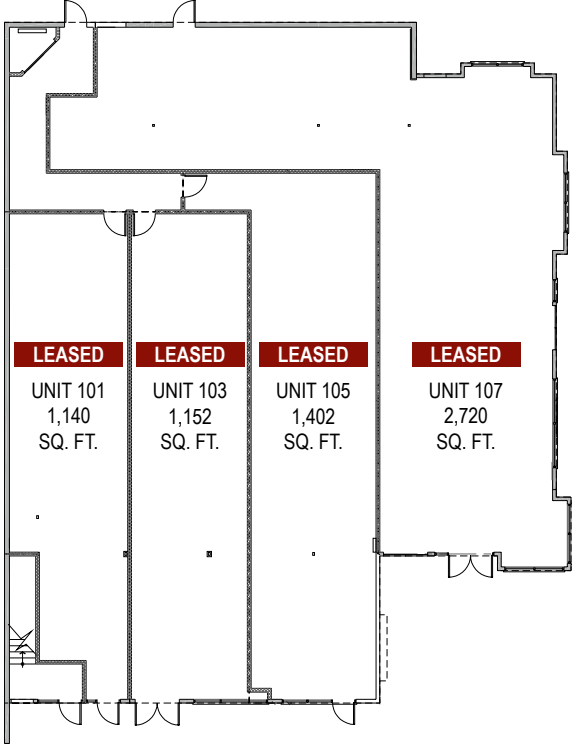
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



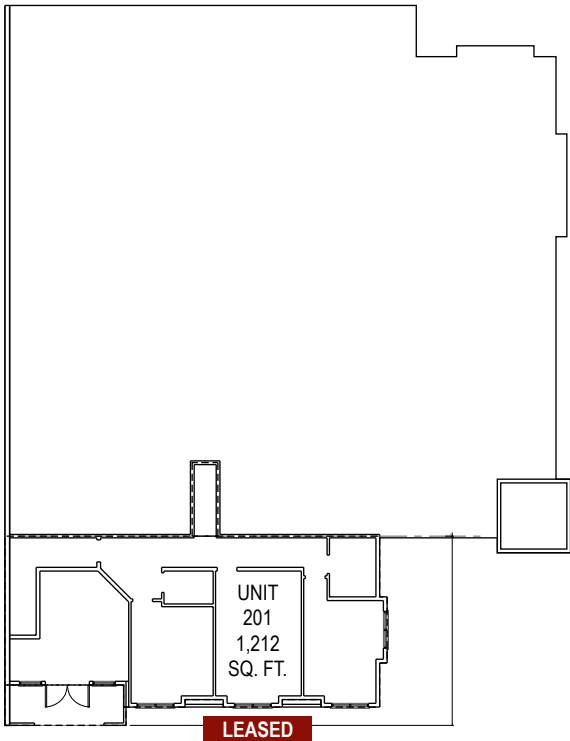
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





3110 LAKESHORE ROAD

LOCATION

