



4629-4649 LAKESHORE

CIVIC ADDRESS:

4629 – 4649 Lakeshore Road, Kelowna

ZONING:

P3-Parks and Open Space
 HRA – C2 / C2RLS Neighbourhood Commercial / Neighbourhood Commercial with Liquor Retail Sales

LOCATION:

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

LAND SIZE:

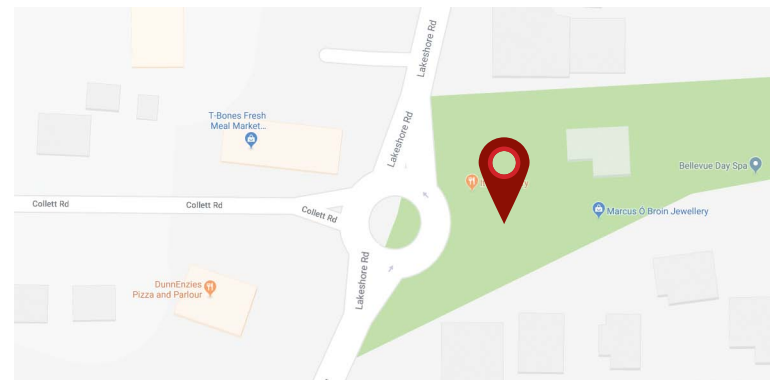
4,052 Acres
 2+ Acres of usable Space

PARKING:

16 Commercial Stalls, 1 Handicap Stall
 13 Public Access Stalls for the Trails

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- Significant Historical Value Communicating what Kelowna was like in the early 1900's
- Outstanding New Architecture Blended with Local Historical Heritage Sites
- Future Public Access to Bellevue Creek Linear Park
- Zoning Allowing HRA – C2 / C2RLS and P3 Zoning
- Project by Worman Commercial with the City of Kelowna



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RENTABLE AREA SUMMARY

HERITAGE HOUSE- 4649 LAKESHORE RD.

Main Floor	Usable Area	Rentable Area	Rent
Main Floor	1,248	1,272	Leased

HERITAGE BARN – 4629 LAKESHORE RD.

Main Floor	Usable Area	Rentable Area	Rent
Main Floor	1,393	1,420	Leased
Loft	989	1,008	Leased
Milk Shed	605	617	Leased

CRU BUILDING – 4639 LAKESHORE RD.

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	597	608	Leased
Unit 102	568	579	Leased
Unit 103	1,045	1,065	Leased

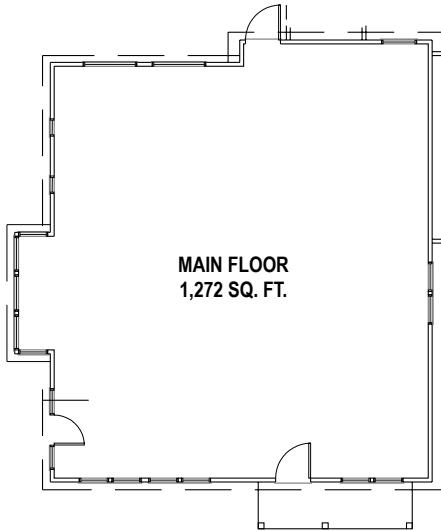
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



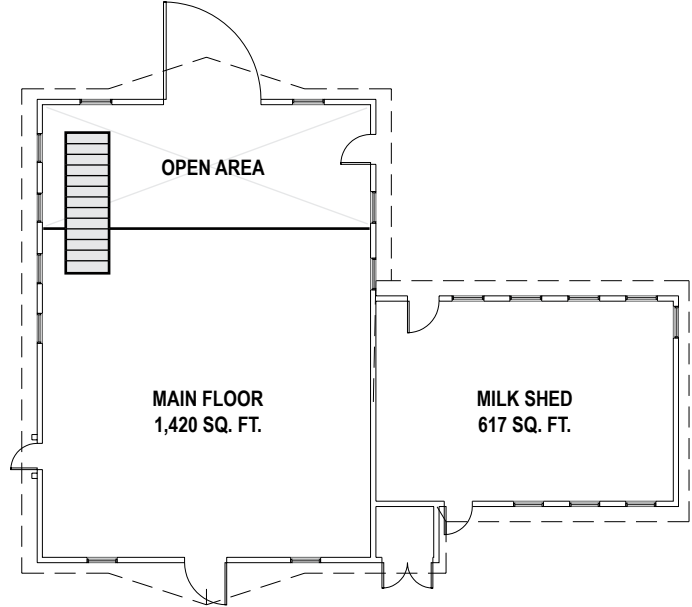
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FLOOR PLANS

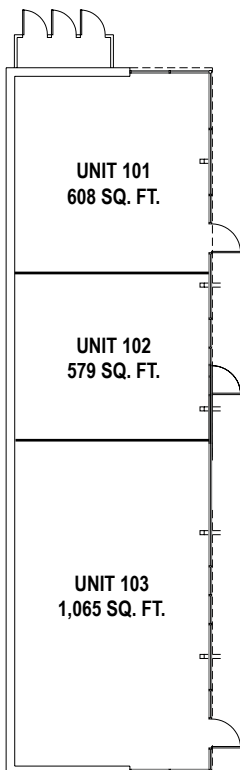
HERITAGE HOUSE
4649 LAKESHORE ROAD



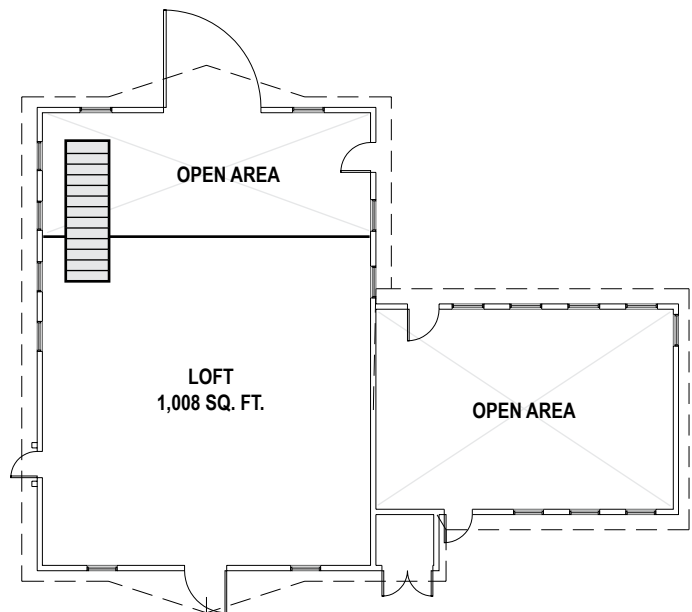
HERITAGE BARN - MAIN FLOOR
4629 LAKESHORE ROAD



CRU BUILDING
4639 LAKESHORE ROAD



HERITAGE BARN - SECOND FLOOR LOFT
4629 LAKESHORE ROAD





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LOCATION

