



480 ROYAL AVENUE

Civic Address:

480 Royal Ave, Kelowna, BC

Zoning:

HD3 Health Service Zone

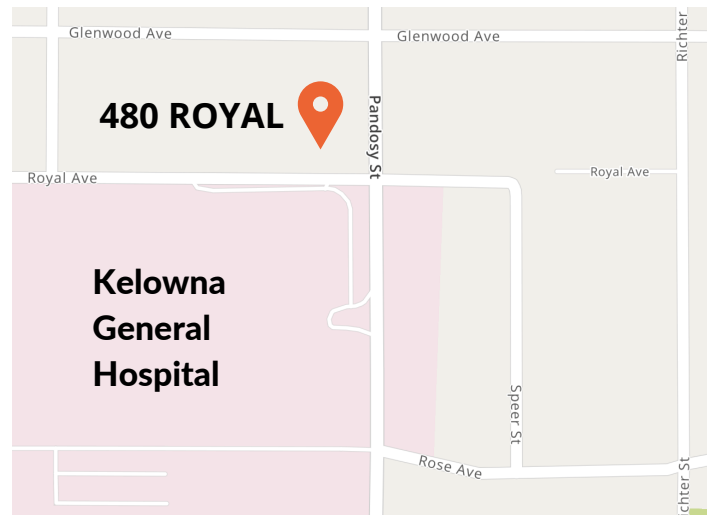
Parking:

10 Stalls

Listing Agent:

Worman Commercial

Phone: 250-762-0040

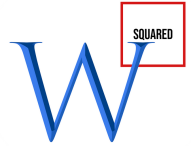


480 Royal is on the corner of Royal and Pandosy right across the street from the Kelowna General Hospital. The main floor features up to four commercial units and the second floor features four residential one bedroom apartments.

250-762-0040



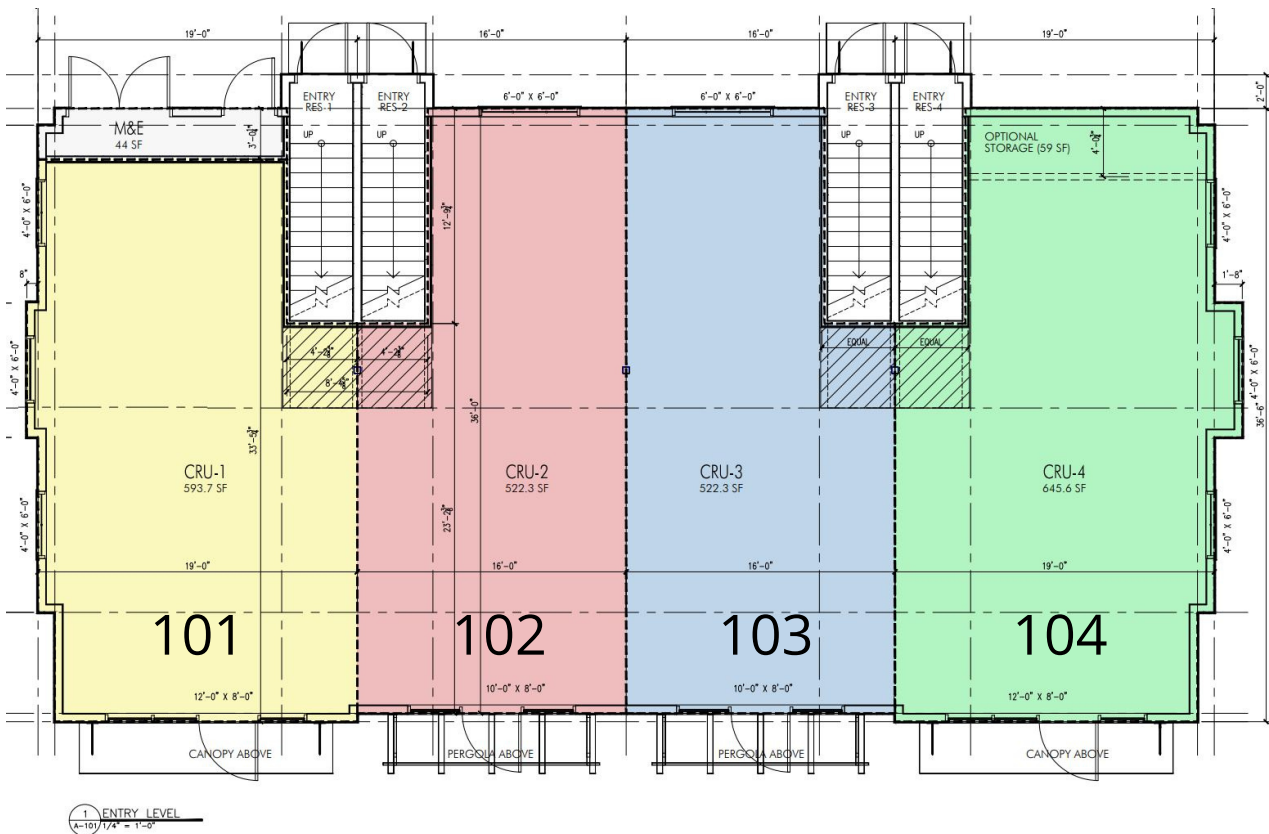
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Rentable Area Summary

Commercial Space	Rentable Area	Usable Area	Rent
Unit 101	600	594	
Unit 102	527	522	
Unit 103	527	522	
Unit 104	712	705	

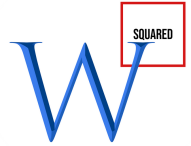
Commercial Floor Plan



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



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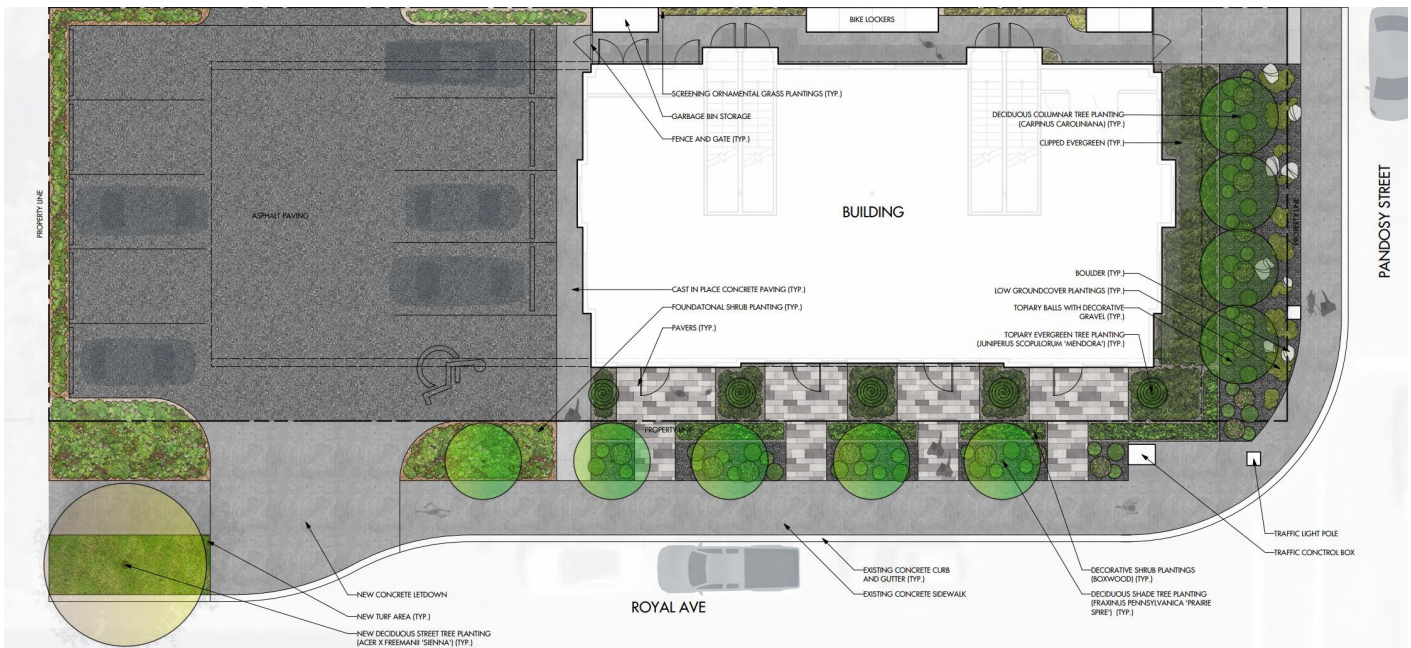


Principal Uses of HD3 Zone

HEALTH SERVICES, MAJOR means a development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This use does not include the retail sale or dispensing of cannabis.

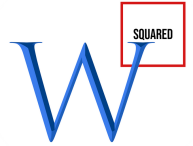
HEALTH SERVICES, MINOR means development used for the provision of counselling and therapeutic services. This use does not include the retail sale or dispensing of cannabis.

Landscaping Plan



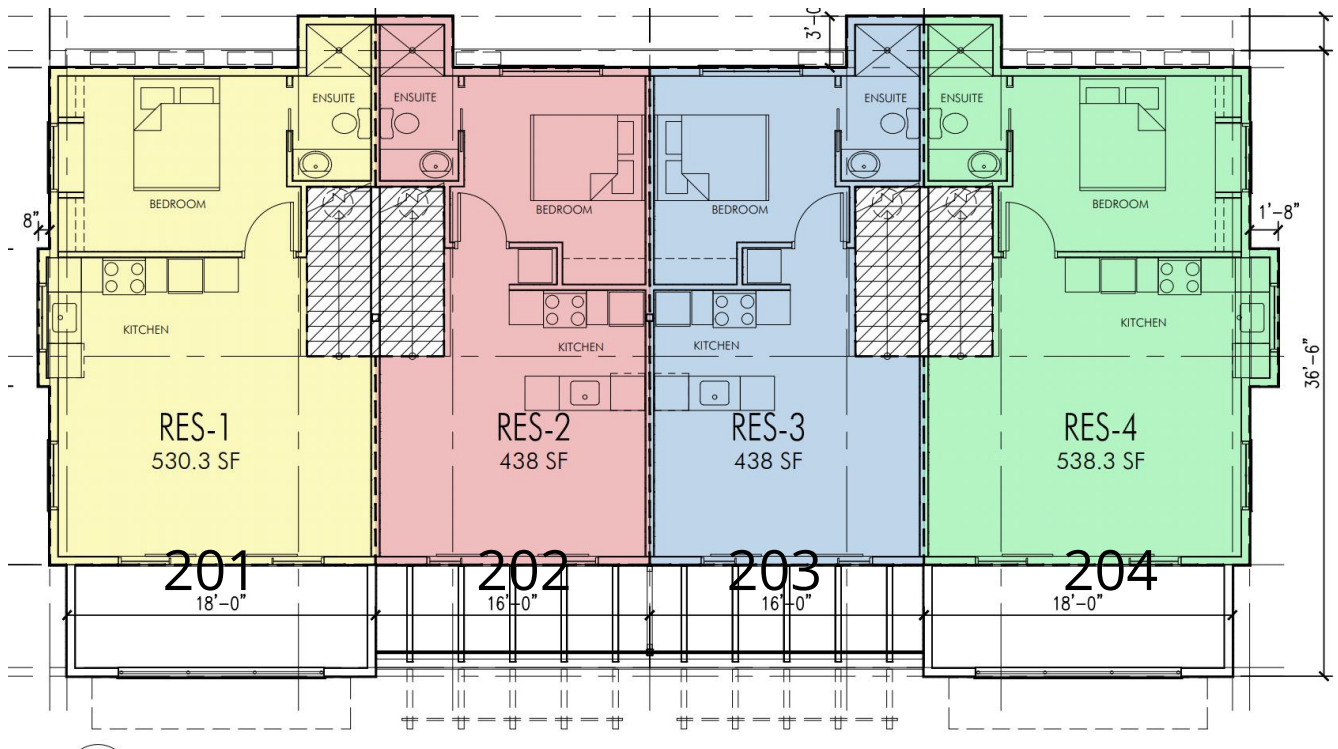


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Residential Rentals

The second floor features four one-bedroom residential units. Each unit has a spacious kitchen, tub/shower, and in-suite laundry. Parking is also available.



Leasing now, contact us to
apply.

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