



| 4629 LAKESHORE DRIVE

CIVIC ADDRESS:
4629 Lakeshore Drive, Kelowna, BC

ZONING:
P3 - Parks and Open Space
HRA - C2/C2r1s Neighbourhood Commercial / Neighbourhood Commercial with Liquor Retail Sales

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

LEASING AREAS:

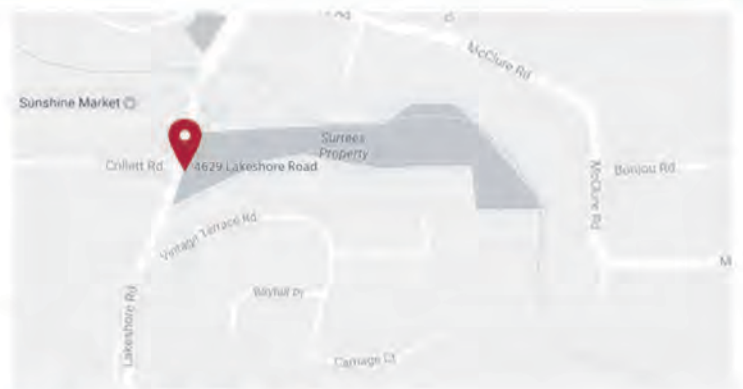
- Heritage House: 1242 (+/-) sq. ft.
- Heritage Barn:
 - Main Floor - 1415 sq. ft.
 - Loft - 920 sq. ft.
 - Milk Shed - 607 sq. ft.
- New Building - 2200 sq. ft.

LAND SIZE:

- 4.052 Acres
- 2+ Acres of usable space

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

YEAR BUILT:
2017 in process



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/C2r1s and P3 zoning*
- *Project by Worman Commercial with the City of Kelowna*

LISTING AGENT:
Sydney Brown of MacDonald Realty
Phone: (250) 300.6005
Email: Syd@commercialrealty.ca

Perry Freeman of Colliers International
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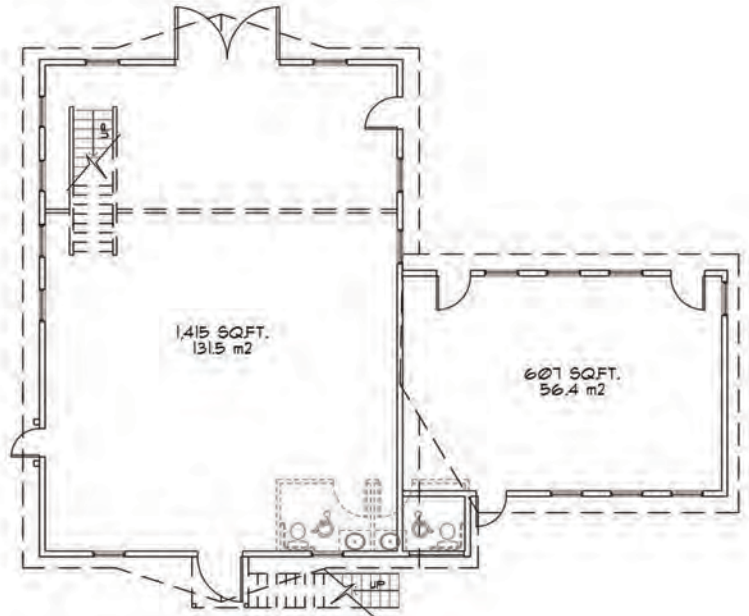
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SURTEES HERITAGE PARK

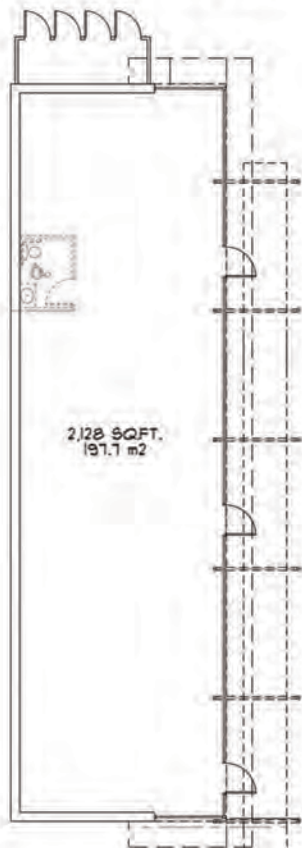
HERITAGE HOUSE - FLOOR PLAN:



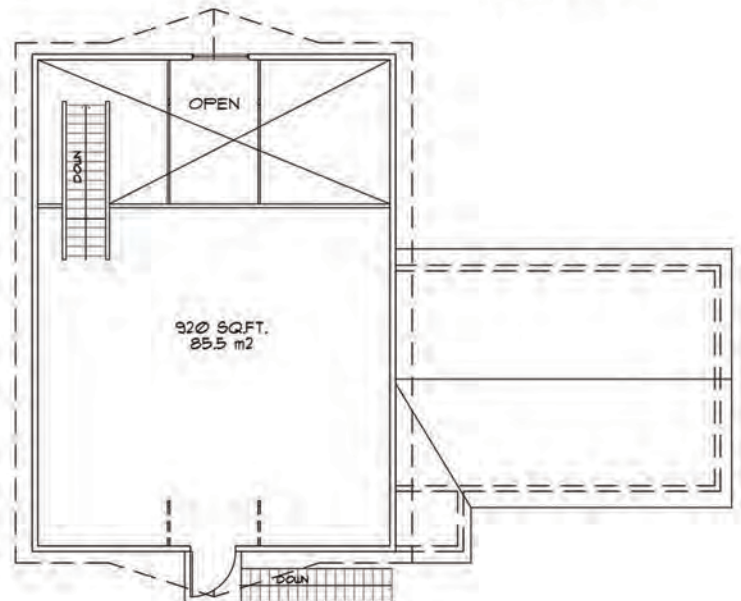
HERITAGE BARN - MAIN FLOOR PLAN:



NEW BUILDING - FLOOR PLAN:



HERITAGE BARN - SECOND FLOOR PLAN:





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SURTEES HERITAGE PARK

RENTABLE AREA SUMMARY

Heritage House	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
Main Floor	\$35	TBD	1,242

Heritage Barn	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
Main Floor	\$35	TBD	1,415
Loft	\$25	TBD	920
Milk Shed	\$35	TBD	607

New Buidling	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
Main Floor	\$32	TBD	2,200

LANDSCAPE 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 it's proportionate share of lobbies and hallways.