



# | 4629 LAKESHORE ROAD

**CIVIC ADDRESS:**

4629 Lakeshore Road, Kelowna, BC

**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 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/C2rls and P3 zoning*
- *Project by Worman Commercial with the City of Kelowna*

**LISTING AGENT:**

**Sydney Brown** of MacDonald Realty  
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Email: [Syd@commercialrealty.ca](mailto:Syd@commercialrealty.ca)

**Perry Freeman** of Colliers International  
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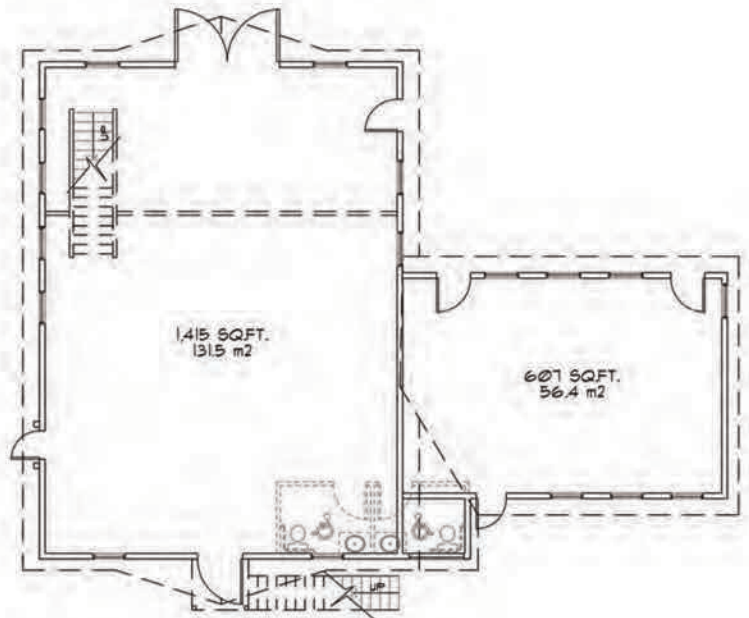
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SURTEES HERITAGE PARK

HERITAGE HOUSE - FLOOR PLAN:



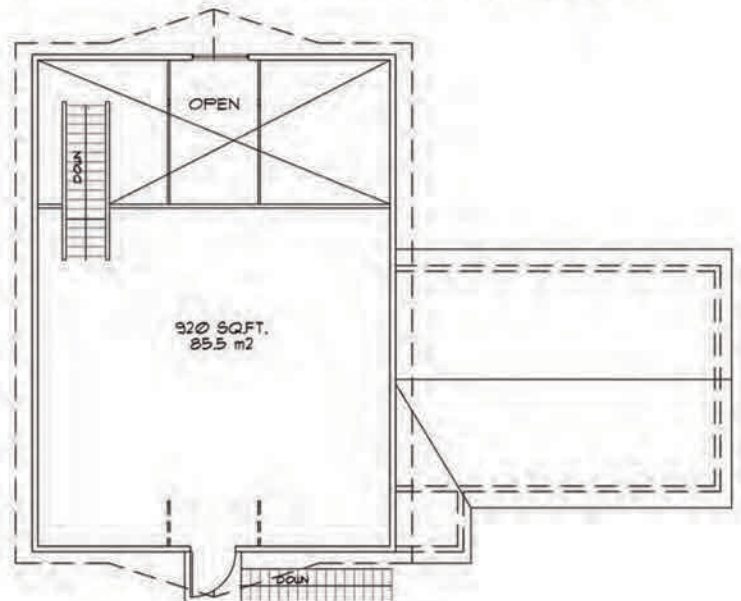
HERITAGE BARN - MAIN FLOOR PLAN:



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	Leased	1,242	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 Building	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 its proportionate share of lobbies and hallways.