



## 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:**

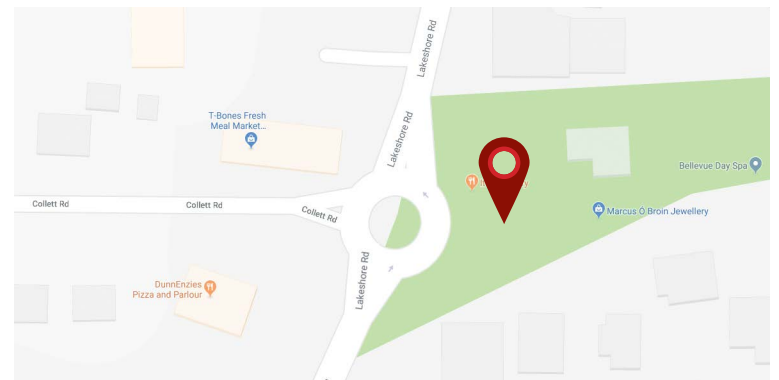
4,052 Acres  
 2+ Acres of usable Space

**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](mailto: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

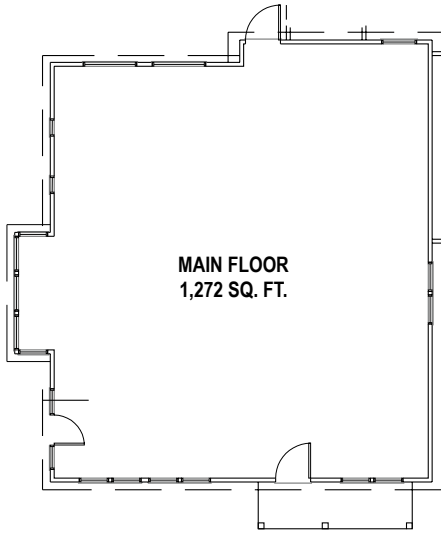
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



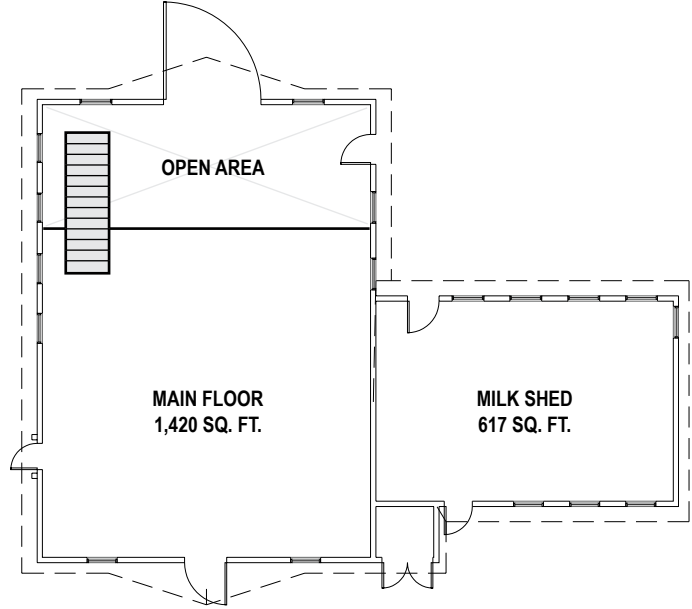
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## FLOOR PLANS

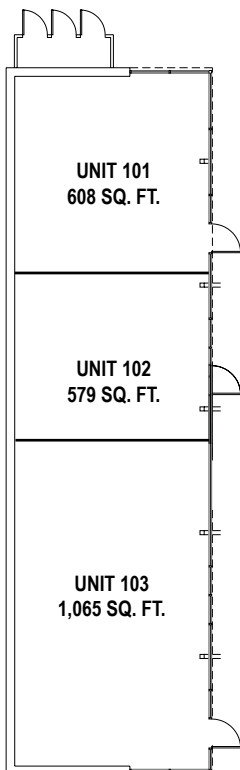
**HERITAGE HOUSE**  
4649 LAKESHORE ROAD



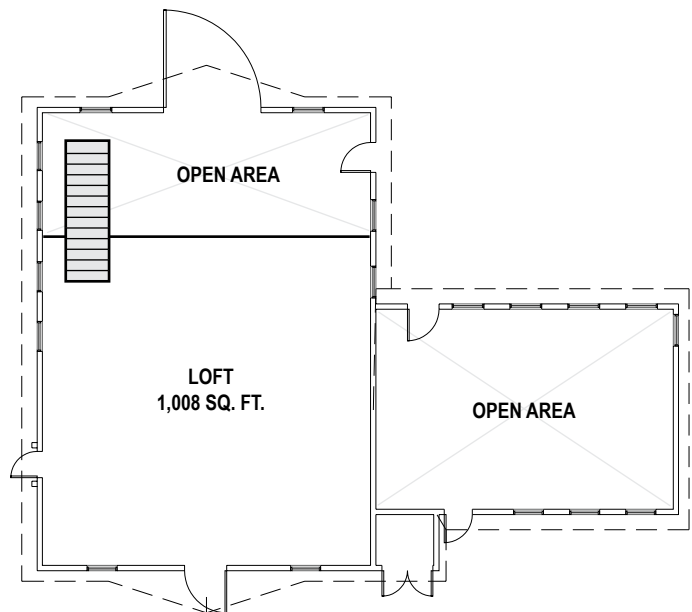
**HERITAGE BARN - MAIN FLOOR**  
4629 LAKESHORE ROAD



**CRU BUILDING**  
4639 LAKESHORE ROAD



**HERITAGE BARN - SECOND FLOOR LOFT**  
4629 LAKESHORE ROAD





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## LOCATION

