

310 LEON AVENUE

CIVIC ADDRESS:

310 Leon Avenue, Kelowna, BC

ZONING:

UC1 – Downtown Urban Centre

LOCATION:

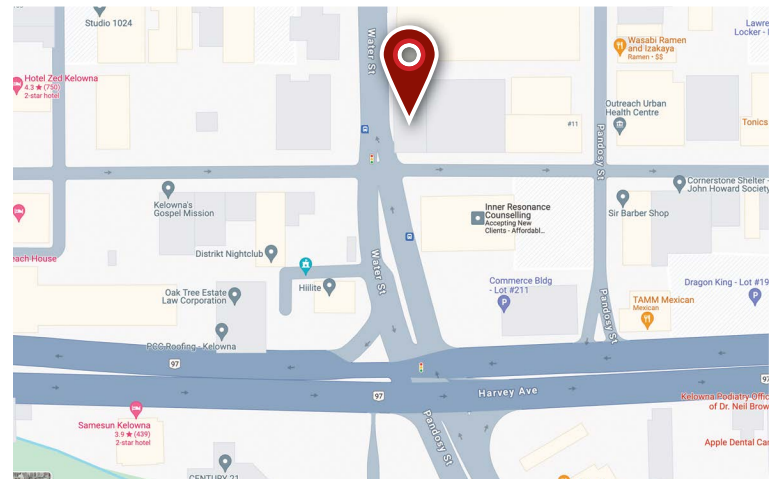
310 Leon is located at the corner of Leon Ave and Water Street within a half block of Highway 97. This property has excellent frontage on both Leon and Water providing outstanding exposure to traffic and foot traffic. This property is located in the heart of downtown Kelowna. There is plenty of on street parking in front of the building, several on site as well as a City parking garage directly behind the property for added convenience.

PARKING:

Approximately 4 on-site parking stalls

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- High exposure retail location in Kelowna's downtown area
- UC1 zoning allowing retail, office and professional users
- Abundance of glass on all elevations
- Modernizing the heritage architecture of the original building
- Project by Worman Commercial



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RENDERINGS



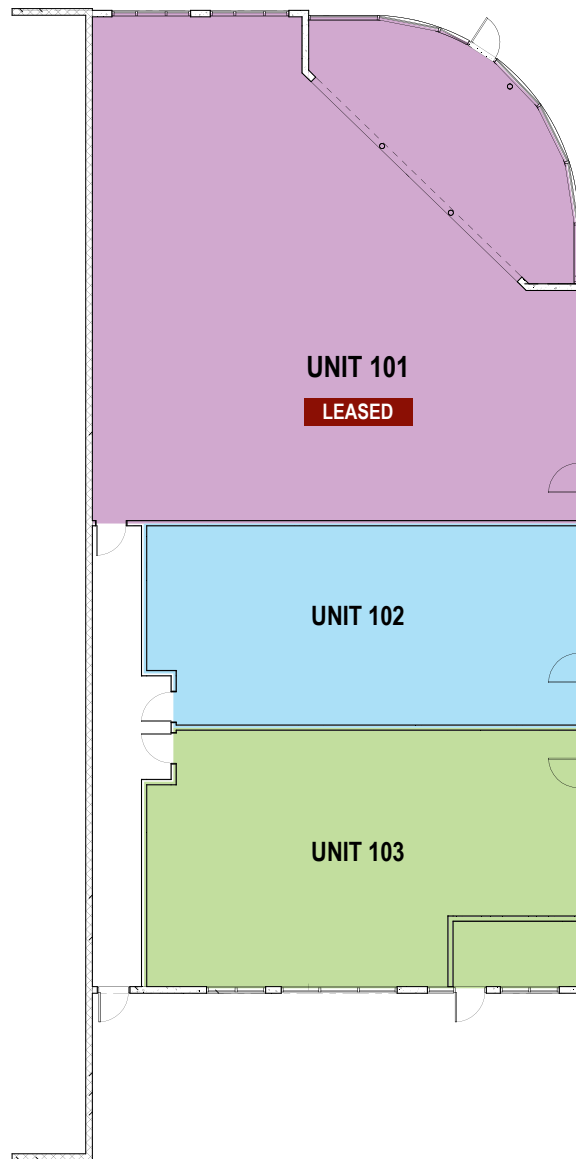


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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	2,482	2,696	LEASED
Unit 102	906	984	\$32
Unit 103	1,075	1,168	\$33

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 it's proportionate share of lobbies and hallways.



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