



Prime Highway Location

**FOR LEASE**

Unit 13 A/B 2528 Main Street, West Kelowna



### Key Features //

- Units can be leased together
- In the heart of downtown West Kelowna
- Convenient access to Highway 97
- 200 Amp power available
- Abundant on-site parking
- Pylon signage available
- Co-op gas bar and convenience store next door

### Property Overview //

Opportunity to lease a high traffic retail unit in the heart of downtown West Kelowna.

Unit 13 at 2528 Main Street is situated in a quickly developing area, providing lots of opportunities.

The property itself is one of the last retail buildings as you exit West Kelowna on your way to Vancouver, providing ample daily traffic.

**Approx. Unit Size:**

**A:** 721 SF

**B:** 721 SF

**A & B:** 1,442 SF

**Base Rent:** \$18.00

**Est. Additional Rent:** \$9.00

**Approx. Monthly Rent:**

**A:** \$1,622.25

**B:** \$1,622.25

**A & B:** \$3,244.50

**Additional Costs:** GST + Utilities



**Let's chat.**

**VENTURE COMMERCIAL**

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