



FOR LEASE

NEWLY CONSTRUCTED COMMERCIAL SPACE

704 Ciff Avenue, Enderby, BC



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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR LEASE: 704 Cliff Avenue, Enderby, BC

Property Details

Civic Address:

704 Cliff Avenue, Enderby, BC

Location:

Located mid-block on the south side of Cliff Avenue between George Street and Sicamous Street in Enderby's Commercial Core

Unit Sizes:

±1,061 SF

Unit Configuration:

Open commercial space over 2 floors

Zoning:

C1 - General Commercial Zone

Gross Lease Rate:

\$2,200/month gross rent + utilities and applicable taxes

Available:

Immediately

Brand-New 2-Level Commercial Unit Located in Enderby

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents an opportunity to lease commercial space in a brand-new building on Cliff Avenue in Downtown Enderby.

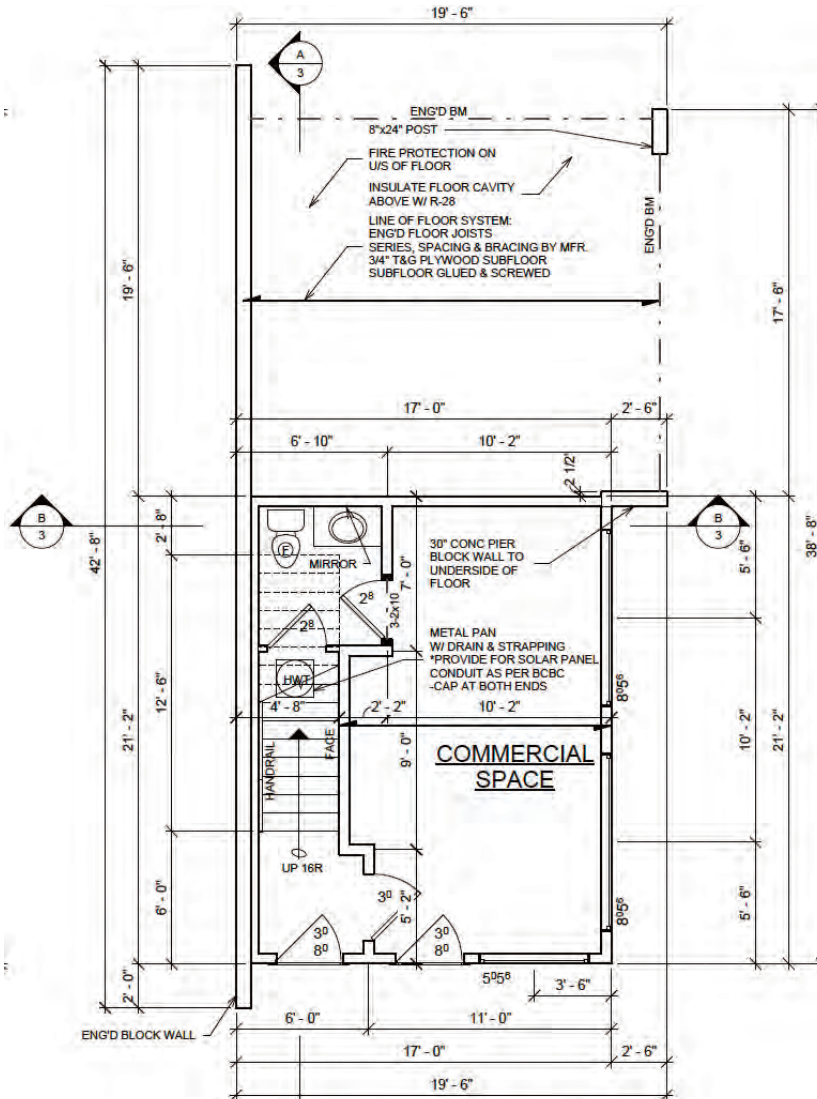
Features:

Two floor commercial unit available in this busy commercial area of Downtown Enderby.

- ▶ Commercial space totaling ±1,061 SF is now leasing, space includes ±359 SF on the main floor and ±702 SF on the walk-up second floor
- ▶ Provided in shell state with sanded/taped drywall and a 2-piece washroom, this space is ready for tenant improvements and custom finishing
- ▶ One dedicated, on-site parking stall will be included with the lease
- ▶ Central location, less than 1/2 a block west of the Vernon - Sicamous Highway (Hwy 97), Enderby's main transportation corridor
- ▶ Landlord is open to assisting with the build-out and may offer a Tenant Improvement Allowance to qualified long term tenants. This is a prime opportunity for a business to customize the space to suit its specific operational needs
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



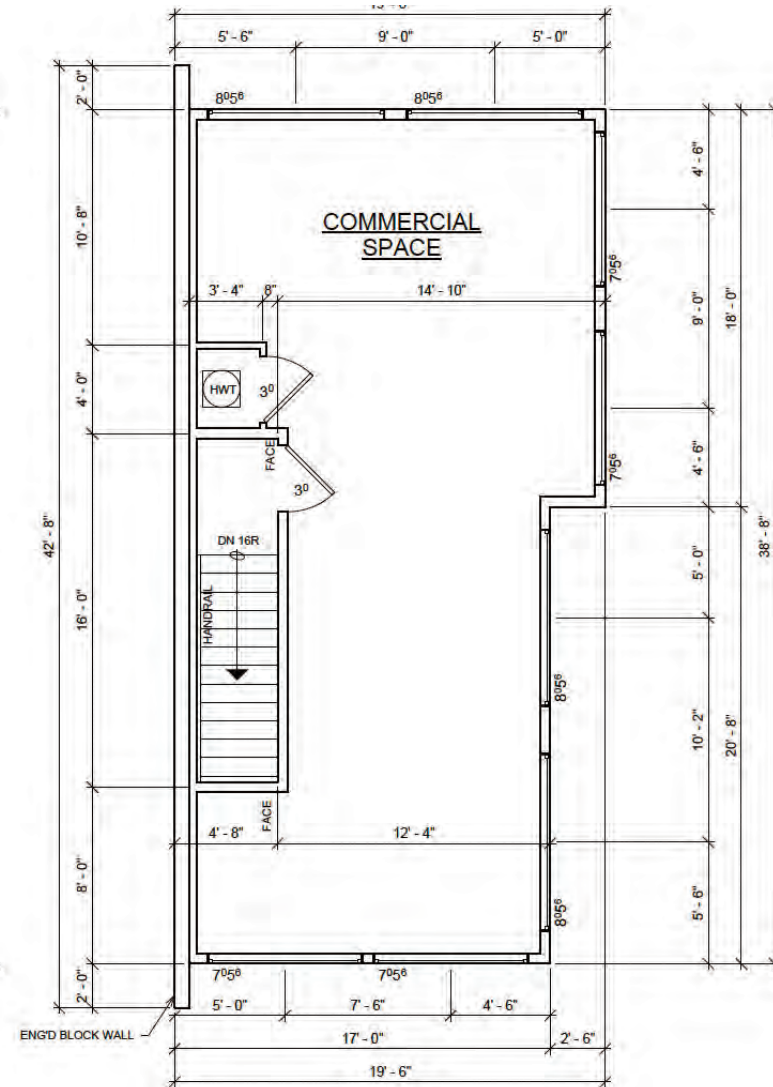
Floor Plan



MAIN FLOOR PLAN

1/4" = 1'-0"

9' - 0 3/4" CEILING HEIGHT
LOWER COMMERCIAL AREA = 326 SQ. FT.
UPPER COMMERCIAL AREA = 33 SQ. FT.



SECOND FLOOR PLAN

1/4" = 1'-0"

9' - 0 3/4" CEILING HEIGHT
COMMERCIAL AREA = 702 SQ. FT.

FOR LEASE: 704 Cliff Avenue, Enderby, BC

New Stand-Alone Commercial Building



FOR LEASE: 704 Cliff Avenue, Enderby, BC

Exterior Photos



FOR LEASE: 704 Cliff Avenue, Enderby, BC

Aerial Imagery



FOR LEASE: 704 Cliff Avenue, Enderby, BC

Interior Photos - Lower Floor (Under Construction)



FOR LEASE: 704 Cliff Avenue, Enderby, BC

Interior Photos - Upper Floor (Under Construction)



C1 - General Commercial Zone Permitted Uses

Excerpt from Consolidated Zoning Bylaw No. 1550, 2014 - City of Enderby

Permitted Uses:

The following uses and no others shall be permitted in the General Commercial Zone (C.1):

- a. Accessory buildings and structures (1611)
- b. Accommodation including dwelling units, hotels and motels subject to the provisions of Sections 401.11.d and 401.11.e (1611)
- c. Civic use (1611)
- d. Auditoriums, youth centres, and social halls (1611)
- e. Educational facilities and professional studios including art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools (1611)
- f. Entertainment and recreation facilities including arcades, billiard halls, bowling alleys, cabarets, fraternal lodges, health spas, museums, neighbourhood pubs, night clubs, social clubs, sport clubs, sports facilities, and theatres (1611)
- g. Food service including bakeries, butcher shops, caterers, coffee shops, dairy bars, fish shops, and restaurants (excluding drive-through restaurants) (1611)
- h. Office and commerce facilities accommodating appraisers, architects, banks, bookkeepers, brokers, chartered accountants, credit unions, dentists, dental labs, doctors, engineers, finance companies, funeral homes, insurance agents, lawyers, management companies; massage therapy clinics, medical offices, labs, and clinics; mortuaries, newspapers, notaries, publishers, real estate agents, surveyors, travel agents, and veterinarians (1611)
- i. Public service use (1611)
- j. Retail sales (including parts and accessories) of appliances, automobile parts and accessories (new), beverages, bicycles, books, candy, clothing, computers, draperies, drugs, electronic equipment, fabric, flowers, food (including meat and fish), fruit, furniture, garden supplies, glass, gifts, groceries, hardware, hobby equipment, jewellery, liquor, medical supplies, musical supplies, novelties, office equipment and supplies, optical supplies, paint, pets, pet food, photographic supplies, plants, produce, sporting goods (including rental), stationery, tools and small equipment, toys, and watches (1611)
- k. Service and repair including animal beauty parlours, appliance repair, automobile rental, barber shops, beverage container recycling and collection depot, costume rental, dry cleaners, hairdressers, interior decorators, laundromats, locksmith shops, optical shops, shoe repair, tailor shops, video rental shops, and watch repair shops (1611)
- l. Transportation facilities including commercial parking lots and garages, passenger transportation depots, and taxi dispatch offices. (1611)
- m. Cannabis-Related Business (1659) subject to the provisions of Section 316 (1636)

For more information see the City of Enderby's Consolidated Zoning Bylaw No. 1550, 2014

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*The Commercial
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