



## 535-545 K.L.O Road CRU 1/2 Kelowna British Columbia

\$47

Cristalina PARC is a brand new 9-storey premium retirement residence development, located in the heart of vibrant Pandosy Village, one of Kelowna's most desirable neighbourhoods. Now leasing 3,217 SF of ground floor retail space built to LEED Gold-standards. Asking rent is based on a GROSS lease structure and includes base rent, additional rent and utilities, plus GST. Perfectly situated at the corner of Lakeshore Road and K.L.O. Road with fantastic visibility, providing prominent signage opportunities. The units have 3 private exterior entrances and high ceilings with floor to ceiling windows, providing lots of natural light. Property is zoned UC5, which allows for a multitude of uses (not suitable for restaurant uses). Employee & customer parking available in the on-site parkade, and convenient bus stop next to the building. Built-in customer base created from the 133 residential suites above. High traffic commercial area full of professional businesses, health services, offices, trendy boutiques, restaurants, coffee shops, grocers, and much more. Well known for pedestrian friendly shopping and just steps away from Okanagan Lake and Pandosy Waterfront Park, and only minutes to the Kelowna General Hospital. Immediate possession available. (id:6769)

Listing Presented By:



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<http://www.hmcommercial.com/>



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