HM COMMERCIAL REALTY

Ground Floor Strata Unit at Invue in Springfield/Spall

- Exceptional opportunity to purchase a ground floor strata units at Invue, totalling 3,974 SF of well finished space, ideal for an owner occupier.
- Highly visible location along one of Kelowna's main transportation corridors with excellent exposure to busy Springfield Road.

PROPERTY DETAILS

LIST PRICE: $2,750,000

CIVIC ADDRESS	#107-2040 Springfield Road, Kelowna, BC
LEGAL DESCRIPTION	SL108 DL 129 ODYD STRATA PLAN KAS3728*
PID	028-166-787
UNIT SIZE	3,974 SF
ZONING	UC3, Midtown Urban Centre
PROPERTY TAXES (2025)	$20,182.65
PARKING	4 reserved underground stalls & 6 surface stalls
STRATA FEES	$2,132.84 + GST = $2,239.48

* Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form v

OVERVIEW

#107-2040 SPRINGFIELD RD, KELOWNA, BC

Ground Floor Retail/Office Strata Opportunity

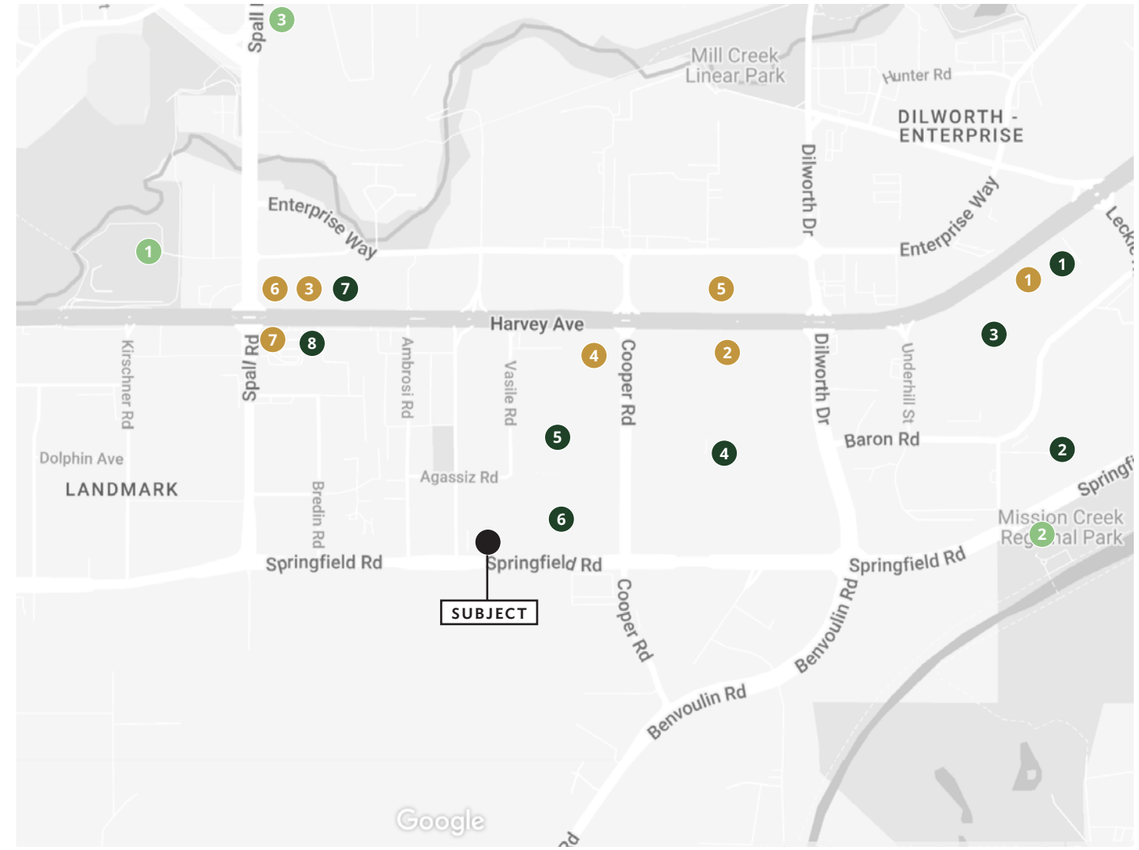
HM Commercial Realty is pleased to present the opportunity to purchase a ground floor retail/office strata unit totalling 3,974 SF within the highly sought after Invue building, one of Kelowna's premier mixed-use developments.

- This incredibly well finished corner unit offers a premium and spacious build out with room to grow.
- Existing layout offers 8 offices, executive boardroom, expansive kitchen & staff room and 2 storage rooms.
- 10 foot ceilings throughout and easy access to 2 common area washrooms.
- Expansive large windows provide natural light and exterior views overlooking green space and mountains.
- Ample parking with 10 reserved stalls (4 underground and 6 surface), plus shared customer surface parking, on-street parking, and other nearby parking alternatives also available.
- Strata fee of $2,239.48/month.
- Unit is equipped with the option to use a front door buzzer system for peace of mind.
- Unit will be vacant on possession, perfect for an owner-occupier or savvy investor.
- Available access to an additional shared boardroom in the building.
- Fantastic central location along one of Kelowna's main transportation corridors/shopping districts with excellent exposure to busy Springfield Road.
- Located beside Orchard Plaza and walking distance to many amenities, services and restaurants.

AERIAL

Unbeatable Location in the heart of Kelowna's Power Shopping District

Fantastic central location along one of Kelowna's main transportation corridors with excellent exposure to busy Springfield Road. Located beside Orchard Plaza Shopping Centre in the heart Kelowna's power shopping district and within walking distance to many amenities, services and restaurants.



LOCATION

CIVIC & RECREATION

1. Parkinson Recreation Centre
2. Mission Creek Regional Park
3. Kelowna Golf & Country Club

SHOPS & SERVICES

1. Staples
2. Costco
3. Real Canadian Superstore
4. Orchard Park Mall
5. Orchard Plaza
6. Winners
7. Spall Plaza
8. Choices Market

RESTAURANTS & BREWERIES

1. Boston Pizza
2. Milestones
3. Starbucks
4. Burger King
5. McDonalds
6. Ihop
7. Tim Hortons

THE FINE PRINT

Important Information & Disclaimers

This document/email has been prepared by HM Commercial Realty for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. HM Commercial Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HM Commercial Realty and / or its licensor(s).

Unison HM Commercial Realty is a boutique Kelowna brokerage of team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	#107-2040 Springfield Road, Kelowna, BC
LEGAL DESCRIPTION	SL 108 DL 129 ODYD SP KAS3728 TOGETHER WITH AN INTEREST IN THE CP IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM V
PID:	028-166-787

Collectively referred to as the Property (the "Property")

1260377 Alberta Ltd. ("the "Owner") is the Owner of the Property and has engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation & Chad Termul, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 20_____.

Per:

_____	_____
Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 20_____.

Per:

_____	_____
Buyer Agent's Signature	Buyer Agency Name
_____	_____
Buyer Agent's Name(Please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN
COMMERCIAL REAL ESTATE

Unison
HM COMMERCIAL REALTY

250-712-3130
info@hmcommercial.com
HMcommercial.com

100 - 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PROUDLY PRESENTED BY

LINDSEY TERMUL* & CHAD TERMUL

*Personal Real Estate Corporation

The Okanagan Life Commercial Team

This document/email has been prepared by Unison HM Commercial Realty for advertising and general information only. Unison HM Commercial Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.