



Rare Lease Opportunity **FOR LEASE**

380 Leathhead Road, Kelowna B.C.



380 LEATHEAD ROAD, KELOWNA B.C.

Extremely unique opportunity to modify a previous Church.
Features include a full service kitchen, washrooms, various rooms and more.
Bring your creativity to this ground floor opportunity in the heart of Rutland!

The Opportunity:

This excellent opportunity to redesign and repurpose a previous Church location is ideal for Childcare services but can accommodate other permitted uses. Approximately 5,279 +/- SF, this unit features multiple entrances and exits, a large open area, full service kitchen, two washrooms and various private rooms throughout. All it needs is a few minor renovations to become suitable for other uses. Signage and outdoor area is available. Current permitted occupancy is 232 persons. **This is a ground floor opportunity. Church will still be on the top level.**

Located in the heart of Rutland, 380 Leahead Road is close to Ben Lee Park, Rutland Centennial Park, Pearson Elementary and Rutland Senior Secondary School. Only three minutes from Highway 97.

Breakdown:

Approx. Unit Size: 5,279 +/- SF

Base Rent: \$14.00 PSF

Est. Additional Rent: \$7.00 PSF

Approx. Monthly Rent: \$9,238.25

Additional Costs: GST

Availability: Immediately

Utilities Included in Additional Rent



