

LEASING OPPORTUNITY



**3710 Hoskins Road
Westbank, BC**

Scott Brown

Commercial Real Estate

Phone: 1-250-868-9999

Email: scott@scottbrown.ca

Web: www.scottbrown.ca





Leasing Information
3710 Hoskins Road
Westbank, BC

TABLE OF CONTENTS

1 Executive Summary

Leasing Offering

Property Highlights

2 Location Information

Location Map/Zoning Map

3 Plans

Site Plan

Dobbin Road Level

Hoskins Road Level

4 Rentable Area Summary

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1 EXECUTIVE SUMMARY

Leasing Offering

Retail and Office space starting at 1,061 square feet is available in a two storey building located at the corner of Hoskins Road and Dobbin Road (Hwy 97) in Westbank, B.C.

CIVIC ADDRESS: 3710 Hoskins Road, Westbank, B.C.

LEGAL DESCRIPTION: Lot A, District Lot 486, Plan KAP84320

P.I.D. 003-563-537

ZONING: C-1 Town Centre Commercial

LOCATION: The Building is located in downtown Westbank at the corner of Dobbin Road (Hwy 97) and Hoskins Road

RENTABLE AREA: 14,439 +/- rentable square feet on two floors
7,332 square feet on the Dobbin Road level
7,107 square feet on the Hoskins Road level

LAND SIZE: .573 +/- acres - or 24,960 +/- square feet

PARKING: Approximately 44 on-site parking stalls including on-site loading

YEAR BUILT: Completed construction in 2008

LEASE RATES: Contact Listing Agent

LISTING AGENT: Scott Brown of MacDonald Realty
Phone (250) 868 9999
Fax (250) 868 0703
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1 EXECUTIVE SUMMARY

Property Highlights

- Project developed by Worman Commercial
- Spaces available from 1,061 square feet
- Premium high exposure location on Dobbin Road (Hwy 97) at Hoskins Road
- New building completed in March 2008
- Abundance of on-site parking
- Lease space available for immediate occupancy date
- C-1 zoning allowing for virtually all retail, office and professional users.
- Located in downtown Westbank
- Excellent access available from both Highway 97 north and south bound traffic via Hoskins Road and Brown Road

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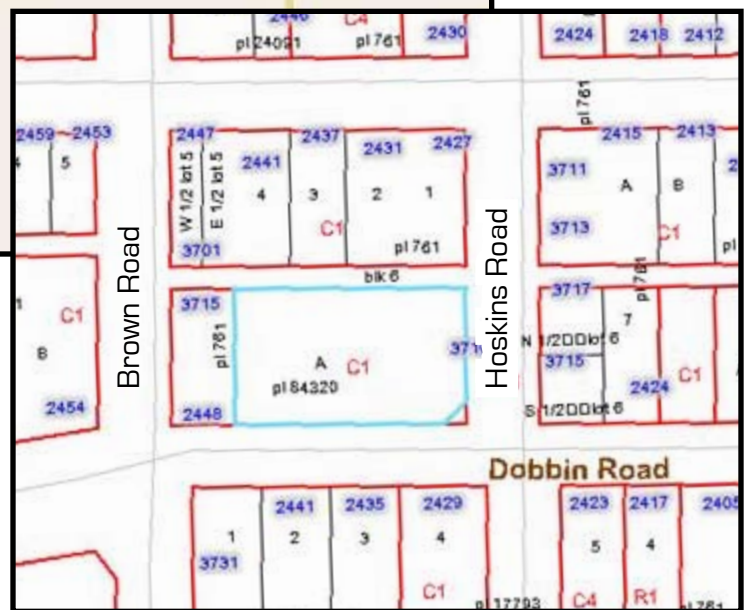
2 LOCATION INFORMATION

Location Map/Zoning Map



The Building is located in downtown Westbank at the corner of Dobbin Road (Hwy 97) and Hoskins Road.

It is surrounded by many other services, residential developments and shopping centres.



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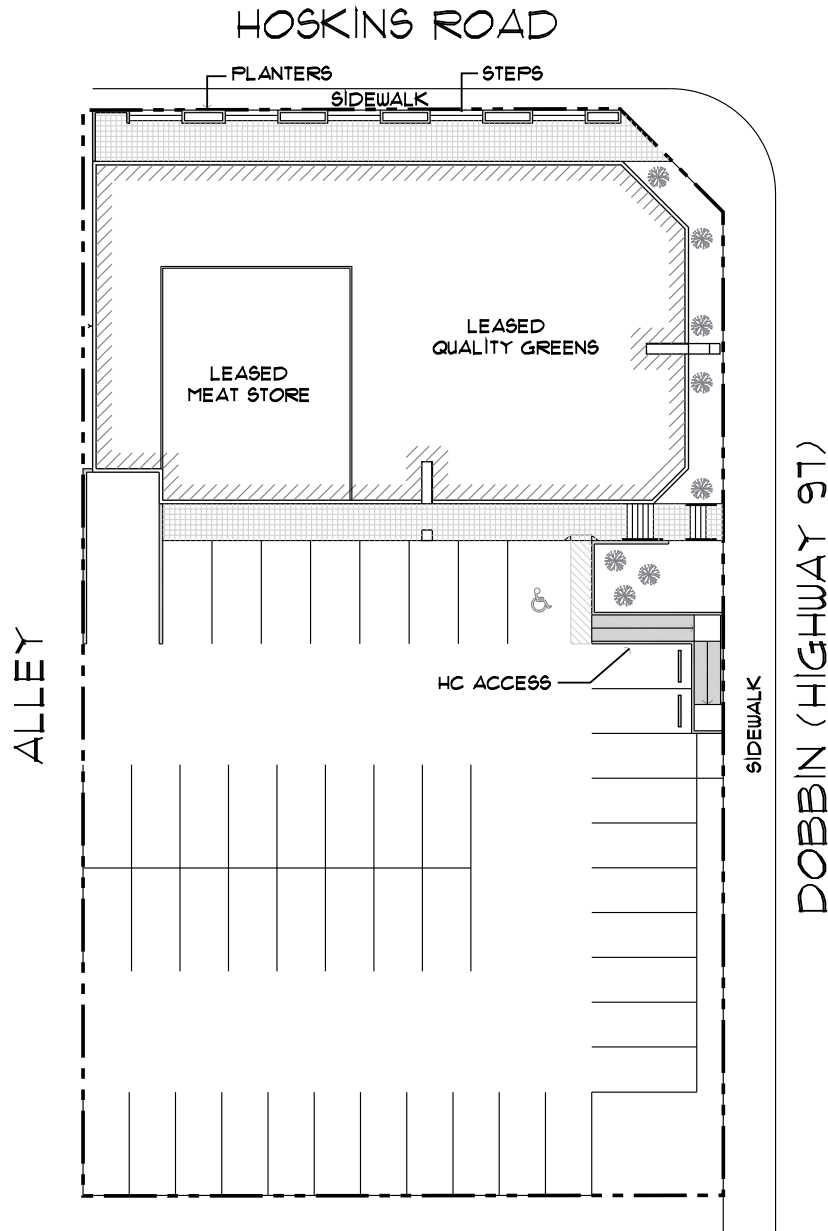




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3 PLANS

Site Plan



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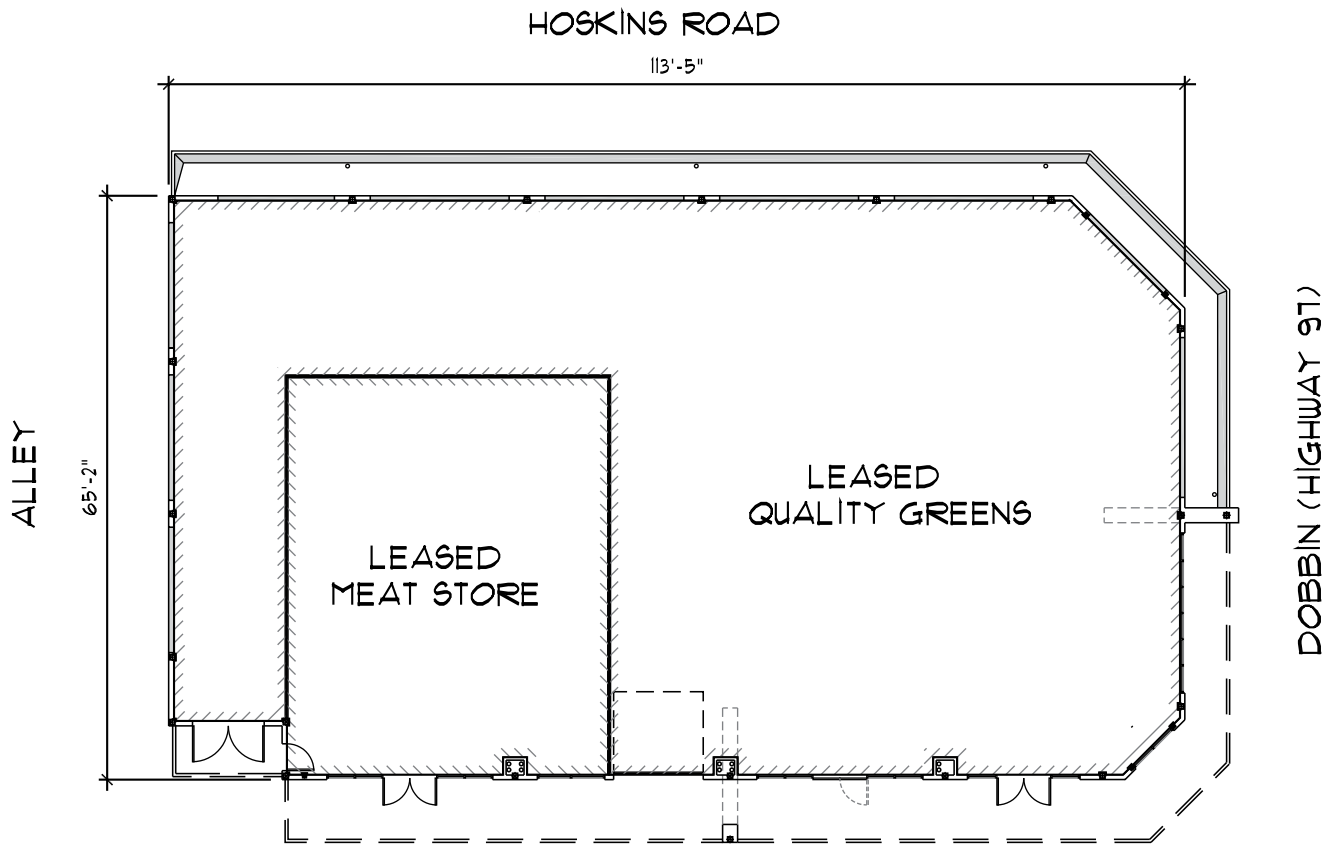




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3 PLANS

Dobbin Road Level



DOBBIN ROAD LEVEL FLOOR PLAN

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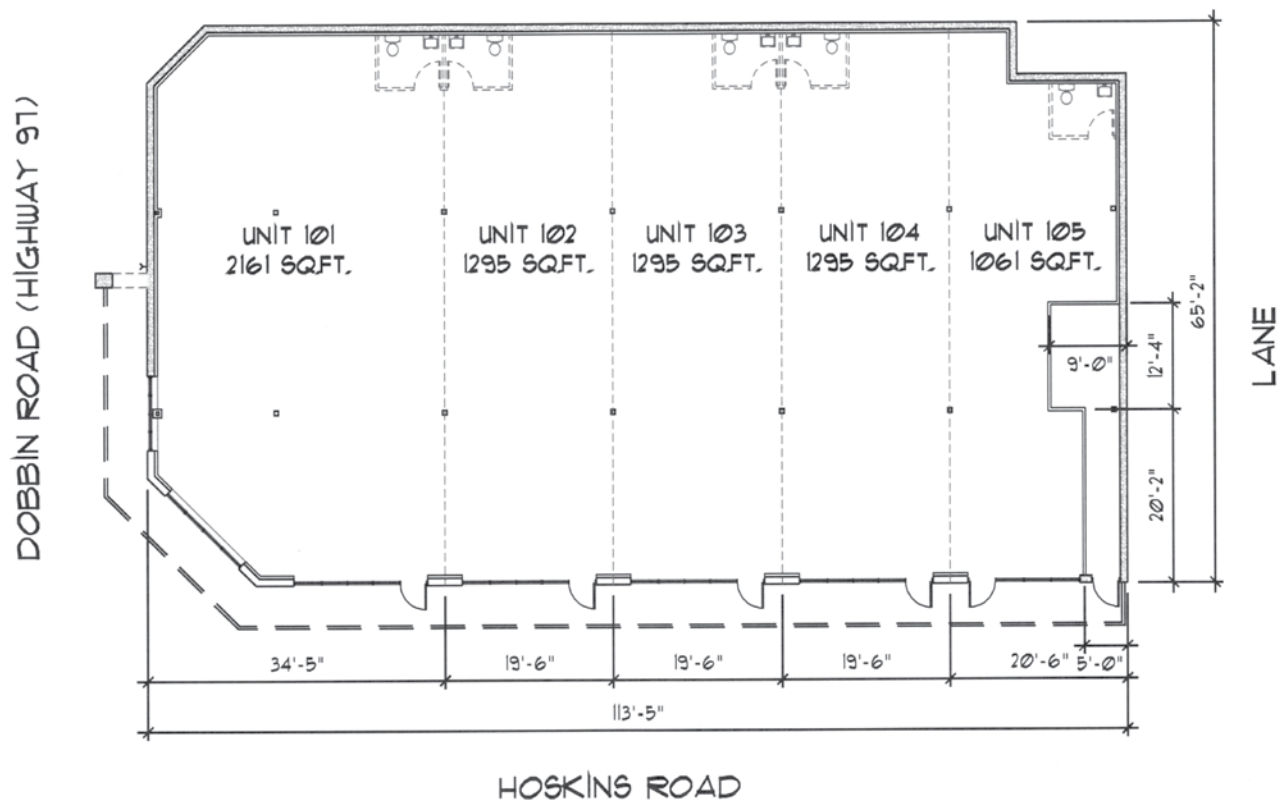




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3 PLANS

Hoskins Road Level



HOSKINS ROAD LEVEL FLOOR PLAN

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4 RENTABLE AREA SUMMARY

	Useable Square Feet	Rentable Square Feet	Proportionate Share %
Dobbin Level			
LEASED 201	1,616	1,641	11.37%
LEASED 202	5,603	5,690	39.41%
Sub-total	7,219	7,332	50.78%
Hoskins Level			
LEASED 101	2,128	2,161	14.97%
LEASED 102	1,275	1,295	8.97%
LEASED 103	1,275	1,295	8.97%
LEASED 104	1,275	1,295	8.97%
105	1,045	1,061	7.35%
Sub-total	6,998	7,107	49.22%
Total	14,217	14,439	100.00%

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