

HQ

Commercial

FOR LEASE

FITNESS CENTRE, RESTAURANT & PUB IN
THE RIVIERA HOTEL

4801 - 27 STREET
VERNON BC



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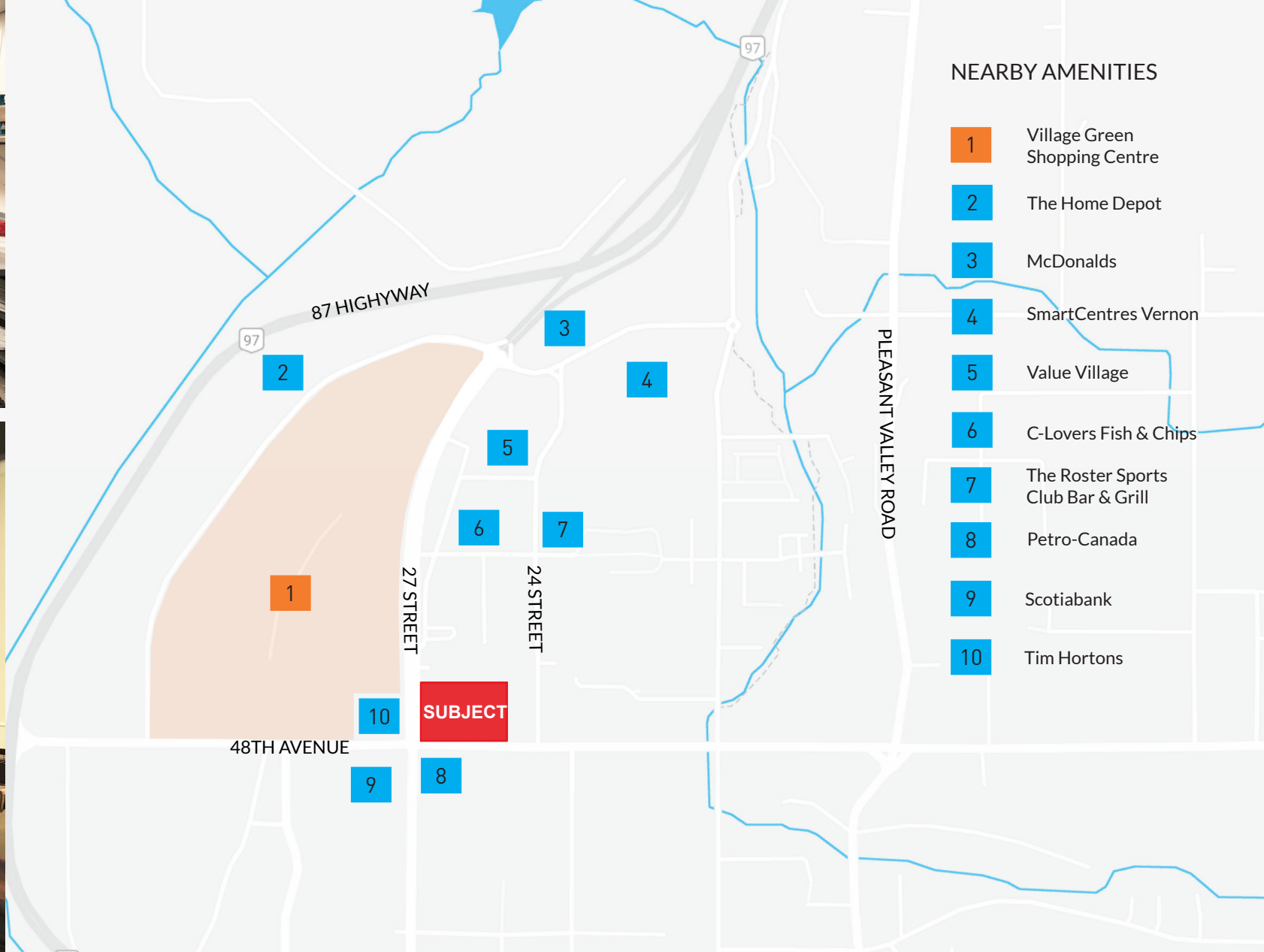
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OPPORTUNITY

The Riviera Hotel offers various retail options in the heart of Vernon. There are no union on-site anymore. There are fantastic signage opportunities offering tremendous exposure to vehicular traffic.

SUMMARY

CIVIC ADDRESS	4801 27 ST, VERNON, BC
BUILDING NAME	RIVIERA PLAZA HOTEL
ZONING	C5
EVENT SPACE KITCHEN GRILL PUB FITNESS CENTRE	5,597 SF 4,124 SF 2,016 SF 7,103 SF <u>10,160 SF</u> 29,000 SF APPROX.
BASIC RENT	\$25.00 PSF TRIPLE NET
ADDITIONAL RENT	\$8.50 PSF (EST. 2022)

LOCATION

Situated across from the Village Green Centre (the North Okanagan's largest indoor mall) and with easy access to Highway 97 (the major North-South Route in the BC Interior). This location is a scenic 25 minute drive from popular Silver Star Mountain Resort, 35 minutes from the Kelowna International Airport (YLW) and just minutes to the downtown core, internationally renowned golf courses, area beaches, parks and many restaurants within the immediate area.

HIGHLIGHTS

Opportunity to lease fully built out fitness centre, restaurant and pub spaces

Located directly across from busy Village Green Shopping Centre

Signage opportunities throughout property

Walking distance to variety of amenities

Excellent ambient light

High exposure location

Ample on-site parking Centre

Transit stop outside

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