

## **Blue Horizon Properties Ltd.**

Suite #202 – 1212 1<sup>st</sup> Street SE  
Calgary Alberta T2G 2H8

### **Contact Information:**

Ralph Woessner  
403 978 1428  
ralphael@spaceopoly.com

### **Space for Lease Information**

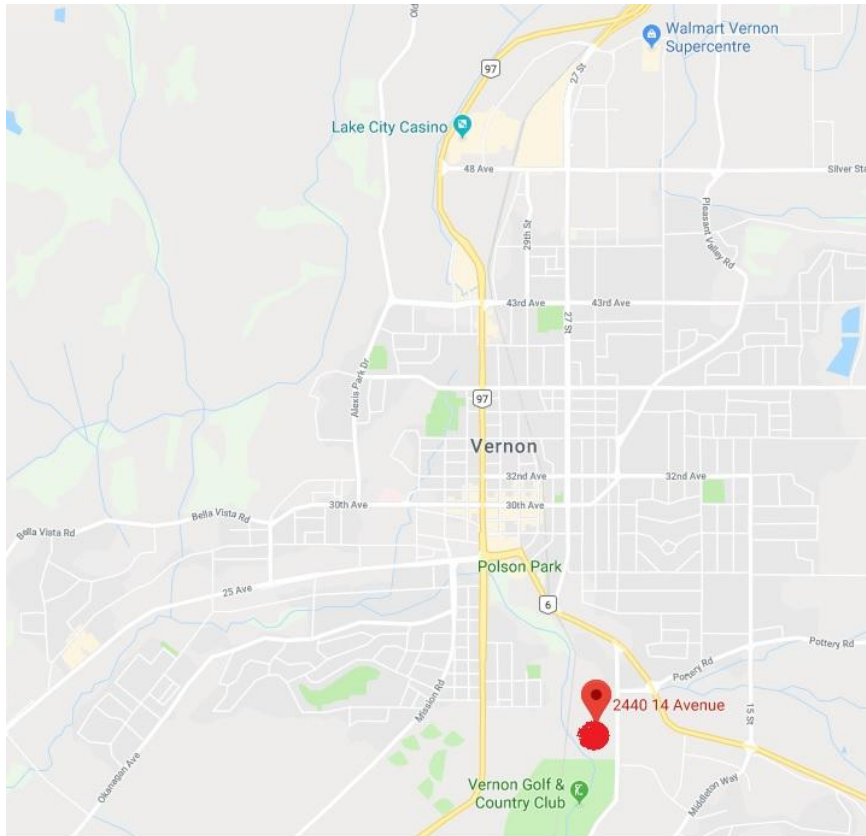
Address: 2440 – 14 Ave, Vernon BC

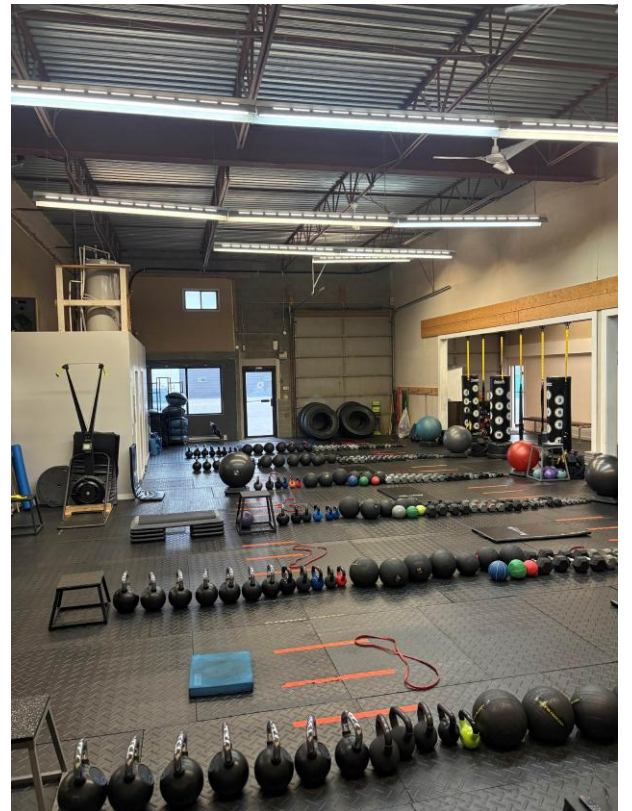
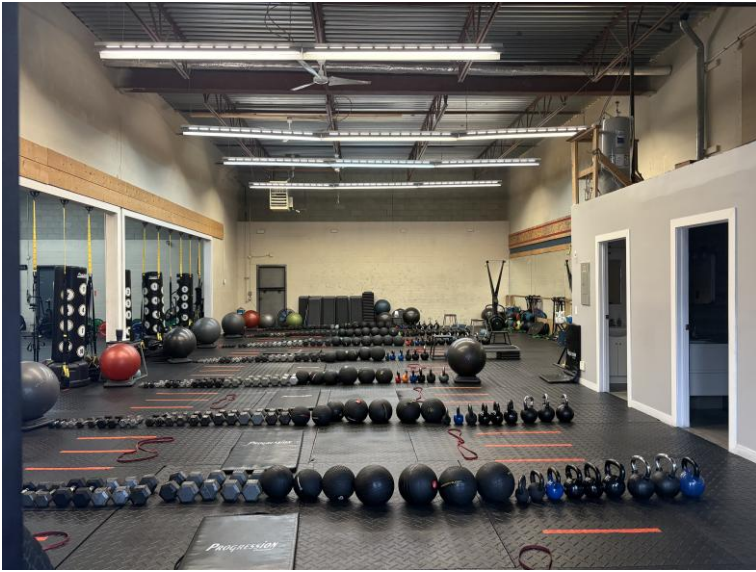
Suite **#4**

Description: Main floor retail / warehouse  
\*Easy access to Kalamalka Lake Road and Hwy 97  
\*Landlord managed and operated  
\*Free customer parking  
\*5 minutes from downtown Vernon  
\*Pylon sign space for advertisement available

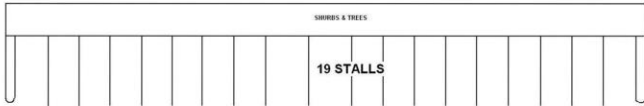
Area 1,975 sq.ft.

Rent:	\$ 14.00/sq.ft.	\$ 2,304.17 / Month
Est. Operating Costs:	\$ 8.40/sq.ft.	<u>\$ 1,382.50 / Month</u>
Total:		<u>\$ 3,686.67 / Month</u>

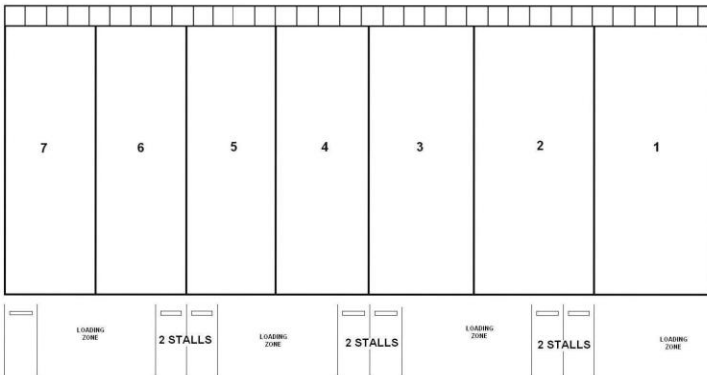




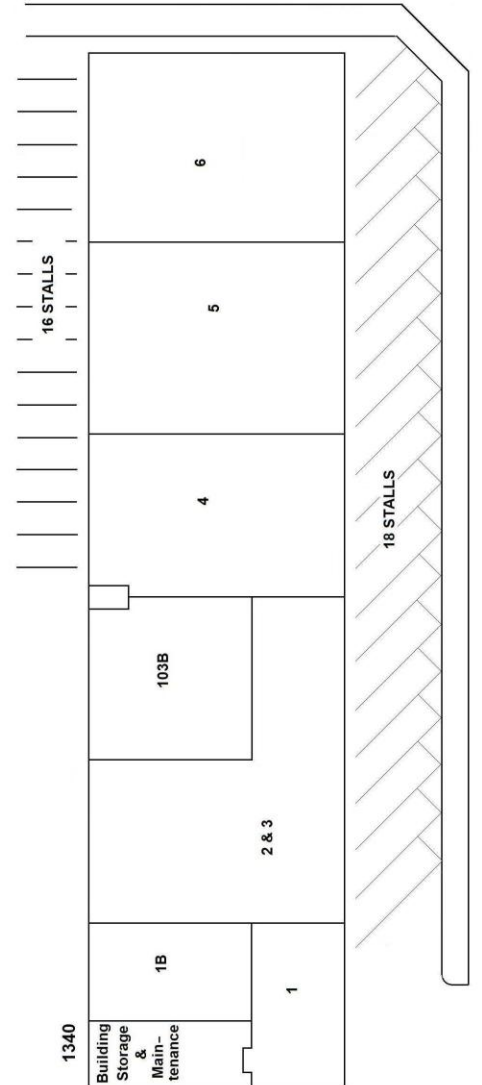
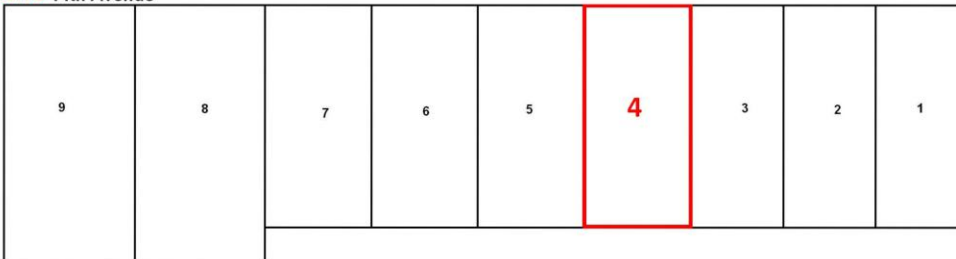
14th AVENUE



2450 14th Avenue



2440 14th Avenue



Kalamalka Road