

## **Blue Horizon Properties Ltd.**

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

Phone: 403-282-1428  
Fax: 403-282-6548

### **Space for Lease Information**

Address: 4412 - 27 St., Vernon BC

Suite: **203**

Description: 2nd Floor Office with Elevator  
\* Well located in the heart of Vernon  
\* Easy access to Hwy 97  
\* High traffic area with retail and commercial businesses  
\* 18 minutes from Kalamalka Lake  
\* 22 minutes from Silver Star Resort

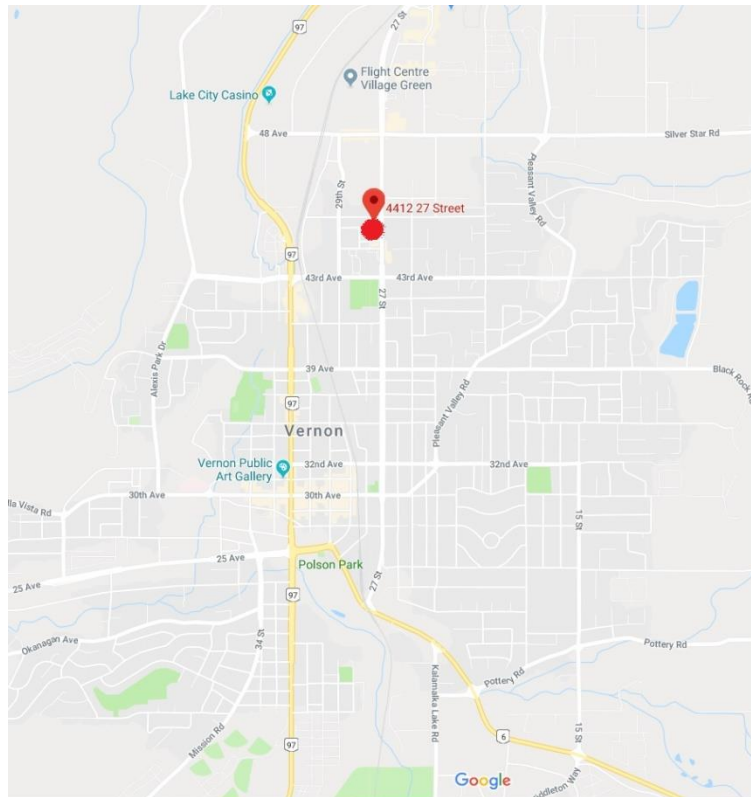
Area: 1,683 Sq. Ft.

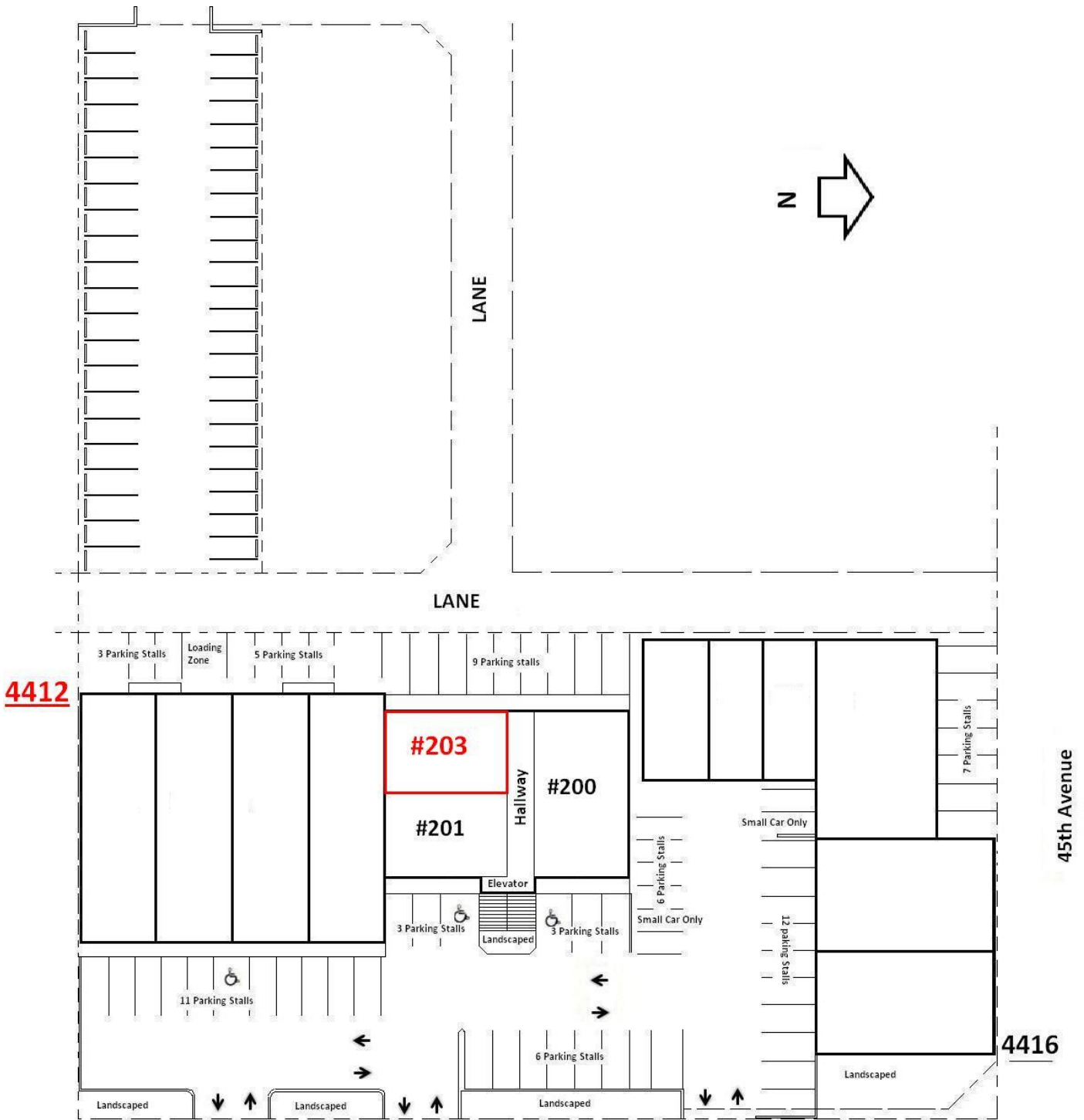
Rent: \$12.00 /SF \$ 1,683.00 / Month

Est. Operating Costs \$12.50 /SF \$ 1,753.13 / Month

**Total** \$ 3,436.13 / Month

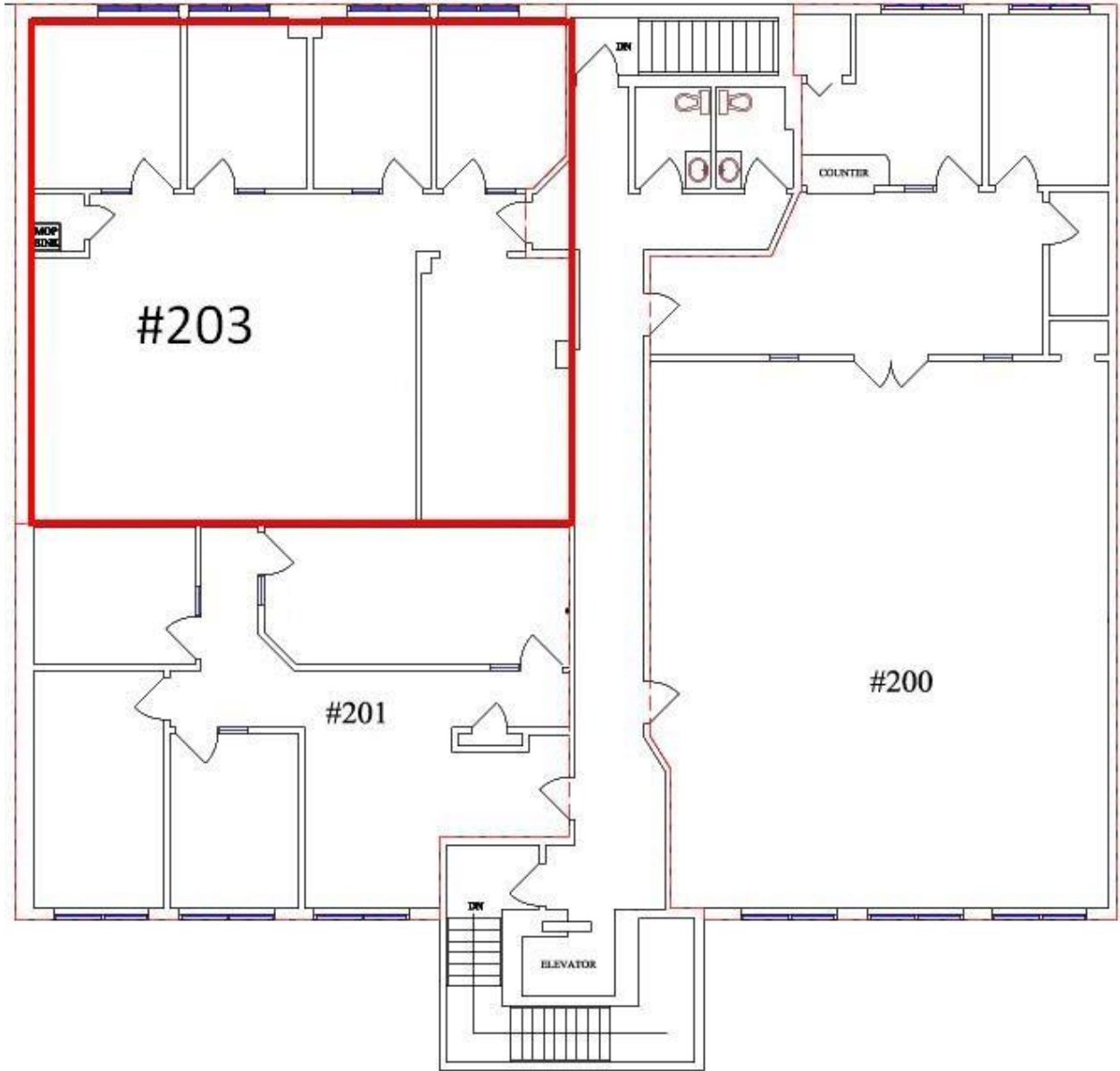
**GAS, ELECTRIC, WATER and PROPERTY TAX  
INCLUDED IN THE OP.COSTS.**

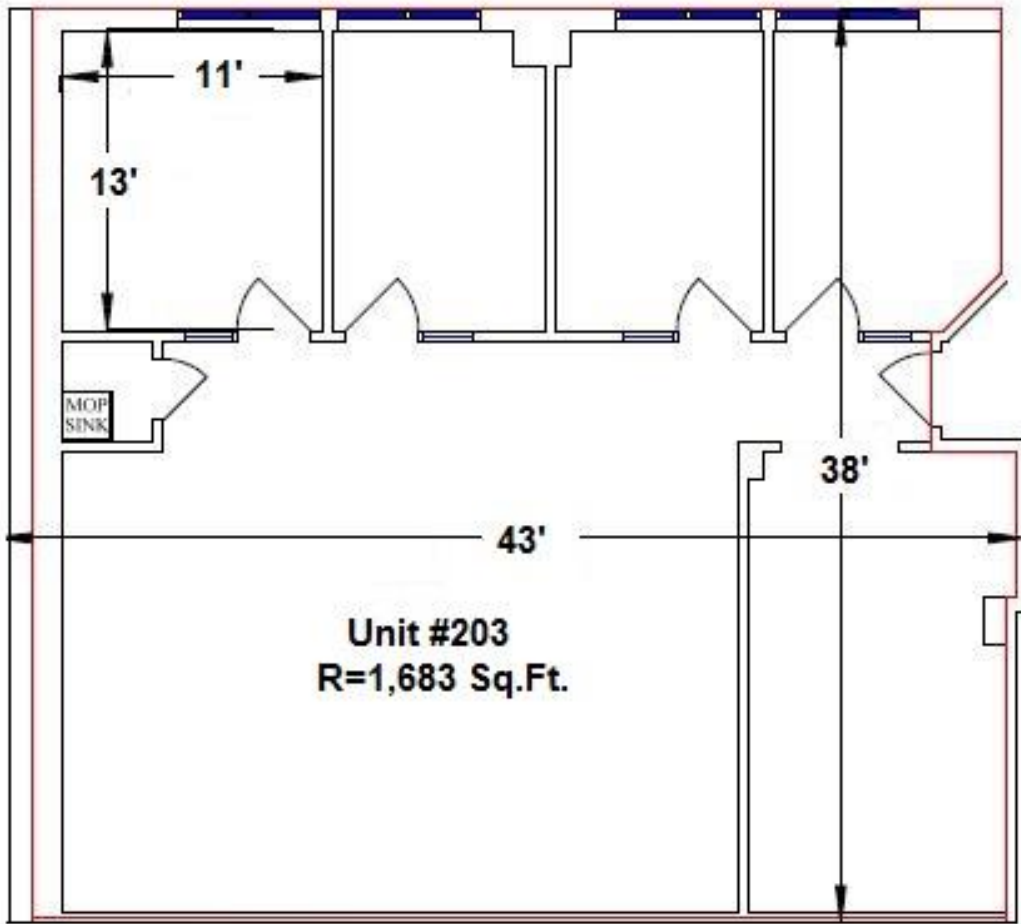




Site Plan for  
 4412 & 4416 27th Street Vernon, BC

Showing Second Floor Only





Please note all measurements are approximate