



# 555 Montgomery Road 104 Kelowna British Columbia

\$25

Position your business in one of Rutland's most charming retail opportunities. Located within a character-rich brick building at 555 Montgomery Road, this beautifully updated 1,539 SF ground-floor space offers a bright, open-concept layout ideal for a variety of business concepts. With the existing pony wall being removed, this space offers an open and inviting floor plan, providing the flexibility to customize the space to suit your vision. Multiple glass entrance doors, expansive storefront windows, and abundant natural light create a bright, welcoming environment, while convenient pull-up parking directly in front of the unit ensures easy customer access. Situated along the high-traffic corner of Rutland Road and Leathead Road, the property offers excellent visibility and is surrounded by established amenities including the Rutland YMCA, Rutland Senior Secondary, Starbucks, Jaide & Joel's Baking Co., Panago, and numerous local businesses that generate consistent activity throughout the area. The space can also be demised to accommodate smaller size requirements, offering added flexibility for a variety of users. Previously occupied by a laundromat, it retains existing plumbing infrastructure that may be advantageous for businesses who can utilize these improvements. A rare opportunity to lease a versatile, character-filled space in one of Rutland's most established commercial corridors. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca