



# 1579 Sutherland Avenue 206 Kelowna British Columbia

\$850

Unit 206 - 1579 Sutherland Avenue offers approximately 253 SF of efficiently designed commercial space ideally suited for personal service, health and wellness, beauty, or other service-based businesses. Located in a well-established professional building just steps from Kelowna's Landmark District, the unit provides an excellent opportunity for operators seeking a functional, client-friendly space in a central location. The unit is already equipped with plumbing for three (3) sinks, including two (2) stations configured for hair or barber services. This existing infrastructure provides a turnkey opportunity for businesses looking to minimize startup costs and quickly establish their operations. The space benefits from abundant natural light, creating a welcoming environment for both clients and staff. The building offers convenient walk-up access and on-site customer parking. Shared common washrooms are located on the same floor, and the property is just steps away from major transportation routes, nearby amenities, and surrounding commercial services. The unit is currently configured as part of a larger 505 SF space and can be leased in its entirety or demised into two smaller units, providing flexibility to accommodate a variety of operational needs. Lease is offered on a triple net basis. The gross monthly rent includes estimated additional rent of \$7.50 PSF (2025 estimate). (id:6769)

Listing Presented By:



Originally Listed by:  
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