



3001 Tutt Street 303 Kelowna British Columbia

\$24

Perfect for medical professionals needing access to multiple sinks, #303 3001 Tutt Street is a third floor office unit comprised of 1,184 SF, currently built out as an IV clinic. The unit features a mix of large open work space, a kitchenette, a large private office and an in-suite washroom. Steps away from Sopa Square and Mission Park Shopping Centre. Nearby tenants include Canadian Brewhouse, Urban Fare, McDonald's, Original Joe's, Shell, BC Liquor, Starbucks, Bosley's and many more vibrant retailers, restaurants, service providers and amenities. Only minutes from the Kelowna General Hospital, Okanagan Lake, various transit routes and the Downtown Core. This area of Lower Mission has been revitalized in recent years with many new businesses and prominent locally owned businesses providing a great tenant mix. Estimated Additional Rent for 2024 is \$11.50 psf. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<http://www.venturecommercial.ca/>



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