



## 482 West Avenue Kelowna British Columbia

\$220,000

If you ever wanted to go into a restaurant business, this is your chance, at a location that is absolute prime, in the Pandosy Village neighbourhood, One of the most sought after restaurant locations in the Okanagan. If you are not convinced yet, here are some great features: 1. Stone throw away from Pandosy Street 2. Currently closed since July 15, 2025 (due to Visa for Chef) so fast possession is possible. So Don't loose the Summer Rush. 3. Fully equipped kitchen with 7 Ft hood, separate wash area, etc. All furniture and equipment is included. 4. Liquor license included, yes, you heard it right, so can be transferred. 5. 742 Square for inside cosy location. But has backyard and huge patio in the front (built by the seller). Patio can be enclosed for year round use. 6. Stand alone building adding to the charm and atmosphere of the venue. 7. Landlord open to extend another 5 years lease +, from December 2025 expiration 8. Very cheap rent of \$3,650 PM all in. 9. Seller spent more than \$240,000 putting it together, his loss, your gain. Don't delay on this one, contact your favourite realtor and lets us make a deal. (id:6769)

Listing Presented By:



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