



## 1329 Sutherland Road 5 Kelowna British Columbia

\$1,249,000

**\*\*Prime Commercial Opportunity in Downtown Kelowna\*\*** Exceptional opportunity to secure approximately 3,700 sq. ft. of one-level commercial space in a highly desirable Prime Central Kelowna location. This versatile property offers excellent accessibility and visibility, making it ideal for a variety of business or investment uses. Currently leased until October 2029, providing stable tenancy, with the current owner/tenant open to discussing flexibility regarding the lease expiry date. Located within UC2 zoning, allowing for high-density mixed-use development, including residential, commercial, and office opportunities—an attractive feature for both investors and developers seeking long-term upside potential. For more detailed information, please contact the listing agent directly. Buyer's agent must attend all showings; otherwise, cooperating commission will be reduced by 25%. Don't miss this rare downtown investment and development opportunity.\*\* (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Amos Realty



Royal

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