



# 2409 Main Street A West Kelowna British Columbia

\$20

This 2,385 SF total area unit offers a versatile 2 floor layout, featuring an open retail area fronting Main Street, two enclosed offices plus a bathroom (ground floor rentable area is approx. 1,675 sf) and lower level work space/shop/storage area (approx. 710 sf of rentable area) accessible from the rear parking lot. With direct street-front parking, 200 amp power, and ample plumbing, this space is well-equipped for diverse ventures. The triple net estimate for 2024 is \$7.00 PSF. Located steps away from Westbank Museum, Valley Medical Lab, Subway, and other conveniences, and offering great signage visibility, this property is strategically positioned for success, attracting both local residents and passing commuters. Available upon short notice. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

<https://venturecommercial.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.