



## 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:



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Venture Realty Corp.

<https://venturecommercial.ca/>



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