

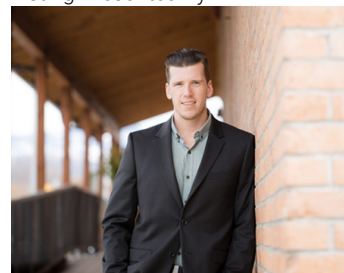


## 810 Clement Avenue 105 Kelowna British Columbia

\$25

Rare opportunity to lease a beautifully improved 2,032 sq. ft. commercial space in the heart of Downtown Kelowna. Located on highly sought-after Clement Avenue, this two-storey unit offers exceptional street presence with a garage-style storefront entry, prominent street-front signage, and three assigned parking stalls included. Situated within industrial zoning that allows for a wide variety of business and office uses, this is an ideal opportunity for professional offices, creative studios, design firms, tech companies, consulting groups, wellness businesses, showrooms, and many other permitted uses. Fully built-out and move-in ready, spaces of this size and quality in Downtown Kelowna are exceptionally hard to find. The main floor features extensive tenant improvements throughout, including built-in office areas, a stunning glass boardroom, a finished bar area with plumbing, a small kitchen, and two full bathrooms, including one with a shower. The beautifully finished loft creates an impressive second-level workspace or lounge area and adds to the unique character of the space. Designed for both functionality and comfort, the unit is fully soundproofed and serviced by three separate heating and cooling systems, allowing for excellent climate control throughout both levels. The flexible layout offers a combination of private offices, open workspace, meeting areas, and client-facing space, making it suitable for a variety of business operations. (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX** Kelowna

**RE/MAX Kelowna**

100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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.