



## 3330 Richter Street 107 Kelowna British Columbia

\$450,000

Located in the heart of Lower Mission, this fully built-out 664 sq ft café space is tenanted until 2026—offering immediate rental income with the flexibility to transition into your own office, clinic, wellness studio, or boutique retail concept. Positioned within the South Richter Professional Building, the unit enjoys strong visibility along Richter Street and steady foot traffic from nearby medical and dental offices. With lease rates currently below market value and the newly opened Caban by Cressey bringing elevated foot traffic and luxury clientele to the neighbourhood, this property stands out as a smart commercial real estate investment in one of Kelowna's fastest-growing hubs. Just a short walk to the beach, Okanagan Lake, and major transit routes, this location blends lifestyle, convenience, and long-term upside. Zoned UC5 - Pandosy Urban Centre, the unit includes two secured parking passes and sits in a high-demand area surrounded by wellness professionals, residential density, and destination retail. Whether you're an investor seeking cash flow or a business owner planning ahead, this is a rare opportunity to secure a prime piece of commercial property in Kelowna's Lower Mission—a neighbourhood known for its walkability, strong demographics, and consistent growth. (id:6769)

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