



# 3330 Richter Street 107 Kelowna British Columbia

\$430,000

A rare opportunity to acquire a fully built-out 664 sq ft commercial unit in the heart of Kelowna's Lower Mission -- one of the city's most sought-after and consistently growing urban neighbourhoods. Situated within the South Richter Professional Building on Richter Street, the space offers excellent street visibility and steady foot traffic from the surrounding concentration of professional offices, wellness practitioners, and destination retail. The unit is move-in ready and well-suited for an owner-operator looking to establish a clinic, wellness studio, boutique retail concept, or professional office -- or an investor seeking a low-maintenance asset in a high-demand corridor. The neighbourhood has further elevated its profile with the arrival of Caban by Cressey, bringing luxury residential density and an affluent clientele to the immediate area. Combined with walkable access to Okanagan Lake, the beach, and major transit routes, this location delivers the lifestyle amenities that attract both premium tenants and discerning clientele. Zoned UC5 - Pandosy Urban Centre, the unit includes two secured parking passes and benefits from the strong residential density, professional mix, and long-term growth trajectory that define Lower Mission. Whether you're an investor building a commercial portfolio or a business owner ready to own your space, this is the kind of asset that rarely comes available in this pocket of Kelowna. (id:6769)

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