



# 1753 Dolphin Avenue Kelowna British Columbia

\$7,950,000

Large corner lot with high visibility and 370 feet of frontage on Kirschner Road and Dolphin Avenue. Existing multi tenanted building with 5 tenants providing \$180,833+ of stabilized net income. Recent site analysis from Lime Architecture Inc. indicates a yield potential of 7,922 square feet of commercial and 142,200 square feet of residential space. Report available. This property is located amongst the Landmark buildings and within walking distance to Orchard Park Mall, and reasonably near the Capri Mall and downtown Kelowna. The Sutherland multi-modal corridor is planned to knit together the Capri area with Landmark and potentially Midtown in the future. Dolphin Avenue is planned to align with Sutherland Avenue in creating this important east west link. (id:6769)

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