



## 195 & 301 33 Highway Kelowna British Columbia

\$37,500,000

Plaza 33, a well-established, income-producing shopping centre strategically located along Highway 33 in Kelowna, BC. This highly visible and accessible property serves as a key commercial hub for Rutland. Over 85% of the leasable area is occupied by AAA national and regional tenants, including Save-on-Foods, Shoppers Drug Mart, TD Bank, RBC, Pizza Hut, Hub Insurance, Dynacare Valley Medical Lab and the Okanagan Regional Library. This exceptional tenant mix ensures stable, diversified income and minimal vacancy risk. In addition to its strong cash flow, Plaza 33 offers significant long-term upside. The City of Kelowna's OCP 2040 supports the development of a twelve-storey building on the site, providing excellent potential for future redevelopment and capital appreciation. (id:6769)

Listing Presented By:



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Century 21 Coastal Realty Ltd.

**RE/MAX Kelowna**

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