



# 1579 Sutherland Avenue 201 Kelowna British Columbia

\$1,150

Bright, modern, and move-in ready, 201-1579 Sutherland Ave is a 392 SF second-floor unit offering a turnkey opportunity in a desirable central area of Kelowna. The space features durable vinyl plank flooring and a wall of south-facing windows that flood the unit with natural light, creating an inviting and elevated environment for both clients and customers. Currently built out as a hair salon, the open-concept layout offers excellent flexibility for a variety of uses, complemented by thoughtful improvements including two sinks—one of which is located within a well-designed storage area featuring ample counter space and shelving. Located within a well-maintained professional office building, the unit includes one dedicated parking stall, convenient access to a shared front parking lot for clients and customers, and use of common second-floor washrooms. A rare opportunity to secure a bright, functional, and versatile space in one of Kelowna's most accessible central locations. Lease is triple net; the gross monthly rent includes estimated additional rent of \$7.50 psf 2025. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

**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.