

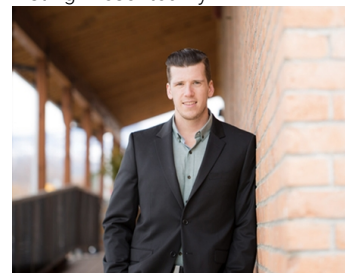


## 145 Asher Road 206 Kelowna British Columbia

\$1,850

Here is 792 sq. ft of hard to find small second floor office space, with elevator access, in the Rutland Urban Centre just opposite the busy Plaza 33. The square footage includes a small kitchen of approx. 200 sq. ft. Shared washrooms are in the hallway. TI's will be minimal for a tenant as the HVAC distribution, kitchen plumbing, and electrical are all complete. This building is only a 2-minute walk from the Rutland Exchange bus terminal making access for your staff and clientele a breeze. There is ample free parking in a large city-owned lot immediately behind the building. UC4 zoning will allow for a multitude of commercial and office uses. Landlord is offering a Gross Lease but with utilities being the responsibility of the tenant. The Landlord would prefer an office use, but Pilates or a yoga studio would be considered. The use must be quiet as not to disturb the downstairs tenant. (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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