



## 2447 Main Street West Kelowna British Columbia

\$699,900

Recently updated, three tenanted commercial building in downtown Westbank totalling 2,368 SqFt  
 Chiropractor (2447 Main): 804 SqFt Legal Office (3701 Brown): 982 SqFt Hair Salon (3703 Brown): 582 SqFt  
 Long term tenancies (5-30 years) with current leases (available with signed NDA) Triple net income - \$36,700  
 Asking \$749,900 ~ 4.9% cap rate New roof, waterlines and upgraded electrical in 2024 Owners have had the building brought up to building codes recently OCP supports hi-rise construction - 2.5 F.A.R. (Westbank Urban Centre - Mixed Use Corridor) (id:6769)

Listing Presented By:



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<http://www.realestatekelownabc.com/>

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