



## 2720 Tutt Street Kelowna British Columbia

\$1,400,000

A one-of-a-kind opportunity for a commercial owner-operator or investor to purchase a versatile strata unit in the heart of South Pandosy. This prime street-front property is nestled in a highly desirable area known for its growing high density of professional services, making it the ideal location for businesses such as dentists, lawyers, physiotherapists, accountants, financial planners, insurance agents, and more. Spanning 1,678 sq. ft, this unit offers flexibility to suit your business needs. One side features one large space that can be divided into two separate spaces, each boasting its own entrance. With 3 individual ground-level entrances directly off Tutt Street and Osprey Ave, the entire strata unit could function as 3 spaces or 1 large cohesive area. Currently equipped with a custom-made commercial kitchen, the space is turnkey and ready for use but can also be repurposed for any business within the UC5 zoning regulations. The purchaser will have access to 1,020 sq. ft of usable space. The remaining 658 sq. ft is leased to a flourishing flower shop until 2028, providing a steady income stream that covers expenses and allows you to focus on your business growth. 3 designated parking stalls and additional parking available in the area. Strata fees are currently \$788.77/month. Why lease when you can own a piece of a sought-after, Worman-built building in an iconic part of town? \*\*Certain photos have been modified as renderings to show the space without equipment.\*\* (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty

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