



## 3185 Via Centrale Drive Kelowna British Columbia

\$498,000

This 420 sq ft fully renovated food service strata unit is located in the bustling University District. The shop includes an accessible washroom, commercial kitchen, and ample retail shelving space for product sales. The price includes a \$95k brand-new appliance package, including a La Marzocco Linea PB 2 Group Espresso machine imported from Italy among others! Folding sliding windows and doors, allow the unit to open up to the 900 sq/ft patio space that surrounds the cafe. This patio must be seen to be appreciated. It has a panoramic view of the 18th hole at the Quail and Bear Golf Course and overlooks Els Lake from the front door. The patio is currently leased for the incredibly affordable price of \$100 per month. If you've been looking for an opportunity to put your stamp on something original then look no further. This is a great place to set up shop for coffee, breakfast, lunch, and/or dinner service. The space is central and ideal for skip the dishes and food delivery servicing the University District and also close enough to service Lake Country as well! Don't miss out on your chance to jump into this turn-key real estate and business opportunity today. Get in touch - this space will not last long! (id:6769)

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

**RE/MAX Kelowna**

**RE/MAX Kelowna**

100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com