



REALTOR®



559 Lawrence Avenue Kelowna British Columbia

\$134,000

GROCERY STORE/ DELI/ COFFEE SHOP - Downtown Kelowna Excellent opportunity to own a MIDDLE EASTERN specialty retail business in the heart of Downtown Kelowna. This 1,800 sq. ft. space offers favorable lease terms secured until 2030 with fixed rent of only \$3,975 per month + GST. Located on a busy street with strong visibility and ample parking, the store benefits from steady foot traffic and excellent exposure. Currently only half of the space is utilized, leaving ample room for expansion. The current owner planned to develop a coffee shop in the rear portion of the store. This area is ready for a new owner to complete and operate, creating an additional revenue stream. This new business generated \$135,000 in sales in its first 10 months, showing solid performance and huge growth potential. This specialty grocery and convenience store is already building a loyal clientele. With the repurposing of a similar nearby business that sold recently, many former customers are expected to transition to this location, offering further opportunity to grow sales. The coffee shop component has not yet been established, allowing the purchaser to finish and customize the café concept according to their vision. Trademark and logo can be transferred to the new owner at no additional cost. A great opportunity for an owner-operator or entrepreneur seeking a unique retail concept in a prime downtown location. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<https://www.sambelete.royalpage.ca/>

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.