

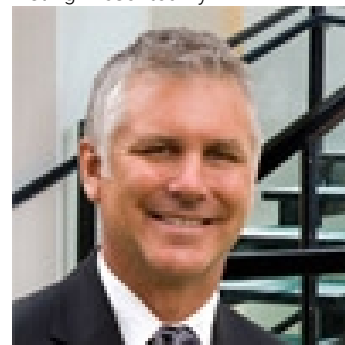


## 2720 Tutt Street Kelowna British Columbia

\$1,510,000

Here is an absolute perfect one-of-a-kind opportunity for a commercial owner-operator to purchase a strata unit in the heart of Pandosy Village! This space is currently set-up for a chef to use the custom-made commercial kitchen but can be repurposed for any use within the UC5 zoning. The total unit measures 1,678sq. ft (155.9 sq. metres). The purchaser will have 1,020sq.ft of usable space in the kitchen for take-out menus or catering. The remaining 658 sq. ft has been leased out to a flower shop until 2028. This tenant will cover the expenses so the owner-operator can focus on their business! This unit includes 3 designated parking stalls and has 3 individual entrances at ground level, entering directly off Tutt Street and Osprey Ave. This spot is completely turnkey and includes all the kitchen equipment. Strata fees are currently \$788.77/month. Why lease a space when you can have the freedom of ownership in a sought-after Worman-built building in an iconic part of town? (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty



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