



519 Highway 33 Highway 101 Kelowna British Columbia

Rutland South

\$980,000



An amazing opportunity with this over 2200 sqft of high profile commercial space in the heart of Rutland! Restricted to professional services as a use, the building is currently being used for Medical and Dental services with excellent long term owners occupying the other units. Units 101 and 102 are offered for sale combined together with a central reception desk over looking the two separate waiting areas. The combined 6 examination rooms (3 per side), 2 large main offices and 2 other rooms which could be used as more examination rooms are all part of this offering. There are two half bathrooms along with a renovated full bathroom for customers. A central storage room and lunch room are at the centre of this floor plan. Both sides are essentially a mirror image to the other side. With many updates over the years this is a great start for a young professional to set up a clinic, practice or maybe something else that falls under the umbrella of professional services? The space is bright and inviting with plenty of windows and natural light. Forced air heating with AC and an extra storage room downstairs in the basement. The strata fee varies each month but is generally about \$900 per unit, so \$1800 combined for the 2 lots. This is the biggest unit in the building with a great location near the entrance to the parking lot with excellent highway frontage and tons of parking! P...



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