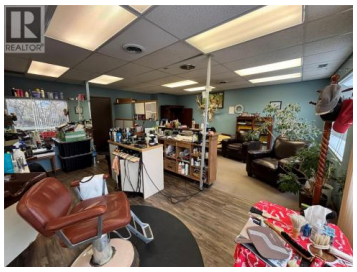
1579 Sutherland Avenue 204 & 206 Kelowna British Columbia

Springfield/Spall

$1,500



Unit 204 & 206 - 1579 Sutherland Avenue offer 505 SF of open-concept space on the second floor of a well-maintained professional building. The unit is currently built out as a barbershop and features large windows spanning the length of the space, providing abundant natural light, along with two (2) hair sinks, one (1) handwashing sink, and two (2) separate entrances. While configured for a barbershop, the open layout is well suited for a variety of uses, including small businesses, start-ups, or individual professionals seeking functional and efficient workspace. Conveniently located just minutes from the Landmark District, the property offers easy access for both clients and staff, with close proximity to Highway 97 and downtown Kelowna. The building provides walk-up access from a common parking lot and shared men's and women's washrooms on the same floor. This is an excellent opportunity to secure space in a clean, centrally located professional building--ideal for businesses that value accessibility, simplicity, and a strong central location. Lease is offered on a triple net basis. The gross monthly rent includes estimated additional rent of $7.50 PSF (2025 estimate). (id:6769)

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