

## 2447 Main Street West Kelowna British Columbia

Westbank Centre

**\$699,900**



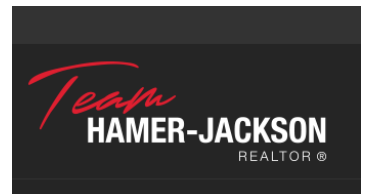
Recently updated, three tenanted commercial building in downtown Westbank totalling 2,368 SqFt Chiropractor (2447 Main): 804 SqFt Legal Office (3701 Brown): 982 SqFt Hair Salon (3703 Brown): 582 SqFt Long term tenancies (5-30 years) with current leases (available with signed NDA) Triple net income - \$36,700 Asking \$749,900 ~ 4.9% cap rate New roof, waterlines and upgraded electrical in 2024 Owners have had the building brought up to building codes recently OCP supports hi-rise construction - 2.5 F.A.R. (Westbank Urban Centre - Mixed Use Corridor) (id:6769)

**Jon Albrecht**

Royal LePage Kelowna

Phone: (250) 215-4364

<http://www.realestatekelownabc.com/>



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada