



## 4370 Gallaghers Drive Kelowna British Columbia

South East Kelowna

**\$1,395,000**



STAND-ALONE | C-1 ZONING | 6 PARKING - We are excited to present an exceptional opportunity in Gallagher's Canyon. This distinguished two-story, freestanding building on a 0.37-acre lot is ideal for retail or professional office use. Formerly the Sales Centre, it offers ample parking with six designated stalls and benefits from versatile C1 zoning, accommodating daycare facilities, mixed-use developments, multidisciplinary, and live-work spaces. The property is strategically located next to the Village Centre, which features amenities such as an indoor pool, fitness center, pottery and woodworking studios, an art studio, library, and a picturesque courtyard. The building boasts vaulted ceilings, expansive windows, and a skylight, creating a bright, inviting atmosphere. It includes wooden built-in cabinetry, two kitchenettes, two bathrooms, and ten offices. Recent upgrades include a new roof, gutters and irrigation system. Additionally, it has a substantial power supply (250 AMP/3 phase). Located across from the acclaimed Gallagher Canyon Golf Club-one of the top golf courses in the region-this property offers excellent visibility and accessibility. Gallagher's Canyon is a prestigious community, just 15 minutes from downtown Kelowna and 25 minutes from the airport. This property offers a unique opportunity to establish or expand your business in a thriving community with grow...



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