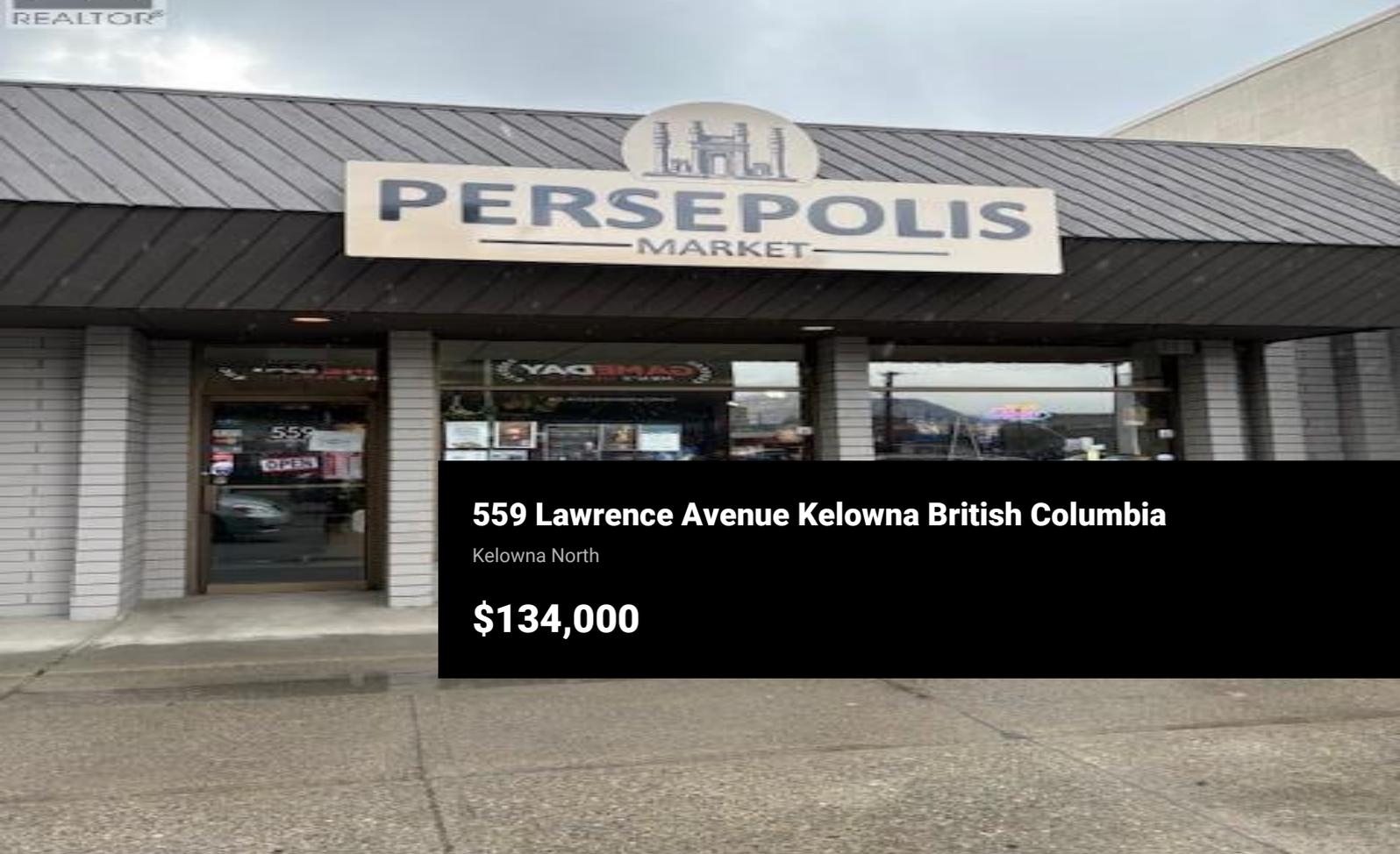




REALTOR

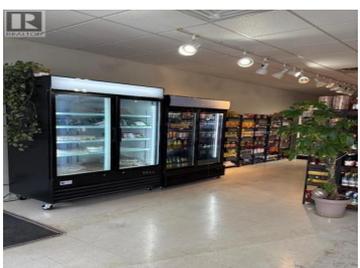
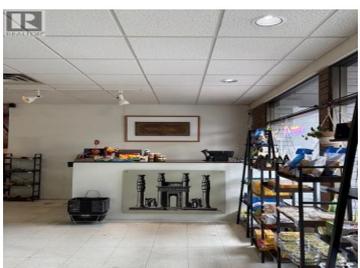


PERSEPOLIS MARKET

559 Lawrence Avenue Kelowna British Columbia

Kelowna North

\$134,000



GROCERY STORE/ DELI/ COFFEE SHOP - Downtown Kelowna Excellent opportunity to own a MIDDLE EASTERN specialty retail business in the heart of Downtown Kelowna. This 1,800 sq. ft. space offers favorable lease terms secured until 2030 with fixed rent of only \$3,975 per month + GST. Located on a busy street with strong visibility and ample parking, the store benefits from steady foot traffic and excellent exposure. Currently only half of the space is utilized, leaving ample room for expansion. The current owner planned to develop a coffee shop in the rear portion of the store. This area is ready for a new owner to complete and operate, creating an additional revenue stream. This new business generated \$135,000 in sales in its first 10 months, showing solid performance and huge growth potential. This specialty grocery and convenience store is already building a loyal clientele. With the repurposing of a similar nearby business that sold recently, many former customers are expected to transition to this location, offering further opportunity to grow sales. The coffee shop component has not yet been established, allowing the purchaser to finish and customize the café concept according to their vision. Trademark and logo can be transferred to the new owner at no additional cost. A great opportunity for an owner-operator or entrepreneur seeking a unique retail concept in a prim...

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