



**3185 Via Centrale Other 7 Kelowna British Columbia**

University District

**\$513,000**



Prime Commercial Unit - Turnkey Opportunity with Freehold Ownership in Kelowna. Excellent opportunity to own a fully improved commercial unit in the heart of Quail Ridge at Borgata Lodge. This 420 sq.ft. unit is move-in ready, with premium upgrades & a highly visible, accessible location. Perfect for a food & beverage business, office, or retail space, with zoning that offers excellent flexibility. This bright, street-facing unit includes large windows, an accessible washroom, granite retail counter, & S/S kitchen surfaces. Nearly \$100K in high-end equipment is available for purchase separately. Professionally renovated throughout, with new HVAC, upgraded electrical (incl. new panel), commercial plumbing, plumbing/electrical fixtures, awnings & folding/sliding window systems that open to the patio. The property also includes 1 secured underground parking stall & 1 secured storage unit. Approx. 1,000 sq.ft. of common patio space is available via a nominal strata lease. Just steps from the Quail & Bear golf courses, & mins from UBCO & the Kelowna International Airport, this unit is the only year-round food service location in the area. Surrounded by 3 condo complexes & within a 49-unit residential building with 7 ground-floor commercial units. The property benefits from built-in traffic from students, faculty, residents, & visitors & would make a great home base for app-based ...



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