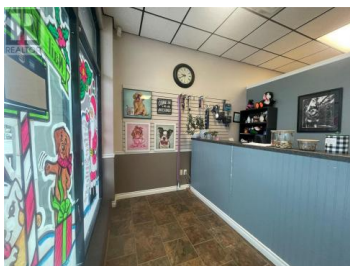




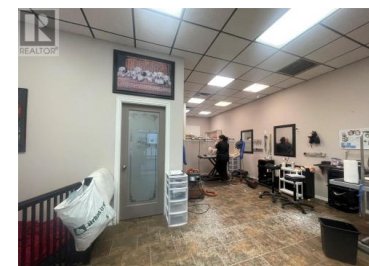
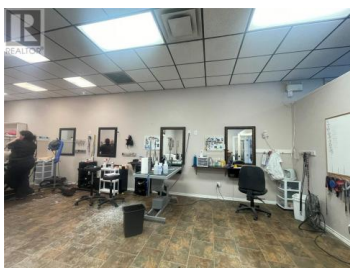
## 2409 Main Street B West Kelowna British Columbia

Westbank Centre

**\$20**



This 1,373 SF unit offers a versatile layout, featuring an open retail area, enclosed office, and spacious rear staff room with another small office/staff room and washroom. The unit also boasts a rear patio space, ideal for various business setups. With direct street-front parking, 200 amp power, and ample plumbing, this space is well-equipped for diverse ventures. The triple net estimate for 2024 is \$7.00 PSF. Located steps away from Westbank Museum, Valley Medical Lab, Subway, and other conveniences, and offering great signage visibility, this property is strategically positioned for success, attracting both local residents and passing commuters. Available as soon as possible. Kindly refrain from approaching current tenants unannounced. (jd:6769)



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