



3477 Lakeshore Road C/O - 104 Kelowna British Columbia

Kelowna North

\$799,000



Opportunity to acquire the assets of a prominent, downtown Kelowna restaurant with high exposure and foot traffic. The restaurant currently operates as a fast-casual Indian dining restaurant and was outfitted with new equipment and significant leasehold improvements. With a branding change (required in the sale), another restaurateur/entrepreneur can easily continue operations as a profitable Indian restaurant with significant takeout traffic and goodwill associated with the location. However, in this location, a buyer may wish to change uses to other restaurant uses that would align with such a location and high-end buildout (high-end restaurant, cocktail bar, etc). The equipment is largely transferable to other restaurants, except for specialized equipment like the Tandoor oven. The kitchen also includes a walk-in fridge area and a 6x6' walk-in freezer. The dining space itself is exceptional, with soaring ceilings and rolling doors that open up to the outside for the summer months, blending into the large outdoor patio space. However, the cosmetics are as high-quality as the mechanical systems, with additions such as a high-quality ventilation system to ensure no odors. There is a long-term lease in place to ensure continuity for a new owner. The assets are being sold significantly under cost, even when attributing appropriate depreciation. Branding, website, etc., are not...



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

Scott Marshall

Sotheby's International Realty Canada

Phone: (250) 470-2388

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

