



## 400 Highway 33 Other D Kelowna British Columbia

Rutland North

# \$2,750



Exceptional leasing opportunity in the heart of the Rutland Urban Centre, offering prominent frontage along Highway 33 and excellent exposure to both vehicle and pedestrian traffic. This well-maintained second-floor unit features new flooring and fresh paint throughout, creating a clean and professional space ready for immediate occupancy. The premises include two washrooms and benefit from an abundance of windows, providing excellent natural light throughout. Ample on-site parking ensures convenient access for both staff and clients. Ideally located just 240 meters from the Rutland Transit Exchange, the property offers convenient access for employees and customers alike. Ideally suited for service-oriented users such as chiropractic, massage therapy, wellness, or professional office use. Situated in a high-traffic corridor surrounded by established businesses and amenities, this space offers outstanding visibility and convenience. Total monthly rent is \$2,750.00, plus utilities. No additional rent or operating costs. (id:6769)

### Darcy Ricard

Coldwell Banker Horizon Realty

Phone: (250) 882-7838



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