



810 Clement Avenue 102 Kelowna British Columbia

\$27

PRIME 2,032 sq. ft. Commercial Space in the Highly Coveted Powerhouse Development - Downtown Kelowna. Position your business in the heart of Kelowna's vibrant urban core! This VACANT 2,032 sq. ft. commercial unit is ideally located along high-traffic Clement Avenue, surrounded by established businesses & nonstop activity. Boasting exceptional storefront exposure & excellent signage opportunities, this is the perfect location to elevate your brand. The main floor offers approximately 1500SF of versatile space enhanced by 22 ft. clear ceiling height, creating an impressive & spacious atmosphere. Additional features incl. a 10' x 12' grade-level overhead door at the rear for easy loading, an in-unit bathroom & a 500SF open mezzanine ideal for office use, storage, or expansion of your retail/industrial footprint. Enjoy convenience w/2 dedicated parking stalls plus ample additional parking. Steps away from Kelowna's best amenities, incl. entertainment venues, recreation, Waterfront Park & a wide array of popular dining destinations. Zoned I4 Central Industrial, this space accommodates a wide range of uses, incl. professional offices, business support services, financial & government services, food & health services, retail liquor sales, retail stores & commercial schools. Whether you're launching a new venture or expanding an established brand, this exceptional location offers the visibility, accessibility & energy a business needs to thrive. (id:6769)

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