



3141 Lakeshore Road 104 Kelowna British Columbia

\$48

Position your business within one of Kelowna's most anticipated new commercial developments. This 971 SF retail opportunity at 3ONE combines exceptional visibility with distinctive architecture, featuring grand arched storefront entrances and timelessly modern design accented by brick, natural stone, wood, and contemporary metal detailing. Ideal for a boutique cafe, coffee concept, or specialty retailer, this space offers the opportunity to create a welcoming outdoor patio that extends into 3ONE's beautifully landscaped open-air courtyard.

Designed as the heart of the development, the courtyard creates a vibrant community gathering place where customers can enjoy coffee, meet with friends, and linger in a unique outdoor setting surrounded by specialty retailers, restaurants, professional offices, mature landscaping, and inviting seating areas. Located at the prominent corner of Lakeshore Road and K.L.O. Road, 3ONE offers exceptional exposure, abundant on-site parking, excellent walkability, and convenient access to Mission Park Shopping Centre, Urban Fare, Okanagan College, Gyro Beach, and the surrounding Lower Mission community. With construction progressing rapidly and occupancy anticipated in November 2026, this is a rare opportunity to secure space within one of the Okanagan's most exciting boutique mixed-use developments. (id:6769)

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