



## 1289 Ellis Street 109-110 Kelowna British Columbia

\$42

Are you an existing coffee shop or bakery seeking to establish a presence in the highly coveted Kelowna Cultural District? This 1,495 SF unit is situated at the base of the Cannery Lofts, just steps away from the picturesque Okanagan Lake. Conveniently located around the corner from Prospera Place and across the road from The Laurel Packinghouse, this prime location offers immense potential. You're welcome to go purchase a coffee, but please do not approach the current staff about this opportunity and respect their space. Tours must be pre-arranged with listing agents directly. Estimated additional rent is \$7.50/SF for 2024. Equipment and chattels will be removed. Fixtures will be staying including countertops, cupboards, and light fixtures (with the exception of the ones with whisks on them). Lots of signage available and bonus patio space that exists may be possible to inherit the license for from the City of Kelowna. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

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