



## 195 & 301 33 Highway Kelowna British Columbia

\$37,500,000

Plaza 33, a well-established, income-producing shopping centre strategically located along Highway 33 in Kelowna, BC. This highly visible and accessible property serves as a key commercial hub for Rutland. Over 85% of the leasable area is occupied by AAA national and regional tenants, including Save-on-Foods, Shoppers Drug Mart, TD Bank, RBC, Pizza Hut, Hub Insurance, Dynacare Valley Medical Lab and the Okanagan Regional Library. This exceptional tenant mix ensures stable, diversified income and minimal vacancy risk. In addition to its strong cash flow, Plaza 33 offers significant long-term upside. The City of Kelowna's OCP 2040 supports the development of a twelve-storey building on the site, providing excellent potential for future redevelopment and capital appreciation. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Coastal Realty Ltd.

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.