



## 2472 Main Street West Kelowna British Columbia

\$1,050,000

Best priced stand alone commercial building and property, currently listed in the Central Okanagan. Fully leased to long term, diversified tenants. Strong income. In the path of progress ! This are rezoned ""Westbank Commercial Core"" allowing for mixed use residential/commercial up to 15 stories. Also pre-liminary design work completed by the Provincial govt , to re-route HWY 97 to Dobbin road, and designate Main St, as West Kelownas main retail commercial avenue. City of West Kelowna budgeting \$250,000 in the near future to complete detailed streestcape design. All of the above rewarding patient investors, with reliable cash flow in the meantime. Ground level tenants- Eddys Barber Shop, Christianes Pet Grooming, 2 Brothers Mexican Restaurant. Upper Level- Westbank Sound Studio. New roof April 2025. (id:6769)

Listing Presented By:



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Realty One Real Estate Ltd

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