



## 545 Lawrence Avenue A Kelowna British Columbia

\$23

Prime downtown Kelowna commercial space for lease offering approximately 2,000 sq. ft. of versatile retail or office space located in the Downtown Urban Centre. The unit is currently built out with multiple enclosed rooms and includes two washrooms and a real wood sauna, making it well suited for professional services, wellness, medical, office, or boutique retail uses. The space can be demised into two smaller units depending on tenant requirements, providing flexibility for a variety of business needs. A rare downtown feature, the property includes three dedicated, secure, fenced parking stalls for staff or clients. Zoned UC1 - Downtown Urban Centre, the location supports a wide range of commercial uses and benefits from excellent walkability, exposure, and proximity to downtown amenities. Three dedicated parking stalls fenced in. 2018 Hot water tank PEX plumbing, 2020 furnace, two furnaces. Include gated storefront, gated walkway, front desk, resting area, waiting area, 3 showers, 7 sinks, 2 toilets, sauna and 4 entrances (main entrance, two side entrance and a back door). (id:6769)

Listing Presented By:



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Oakwyn Realty Okanagan-Letnick  
Estates

<https://bc-real-estate.com/>

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