



## 3477 Lakeshore Road C/O - 104 Kelowna British Columbia

\$799,000

Opportunity to acquire the assets of a prominent, downtown Kelowna restaurant with high exposure and foot traffic. The restaurant currently operates as a fast-casual Indian dining restaurant and was outfitted with new equipment and significant leasehold improvements. With a branding change (required in the sale), another restaurateur/entrepreneur can easily continue operations as a profitable Indian restaurant with significant takeout traffic and goodwill associated with the location. However, in this location, a buyer may wish to change uses to other restaurant uses that would align with such a location and high-end buildout (high-end restaurant, cocktail bar, etc). The equipment is largely transferable to other restaurants, except for specialized equipment like the Tandoor oven. The kitchen also includes a walk-in fridge area and a 6x6' walk-in freezer. The dining space itself is exceptional, with soaring ceilings and rolling doors that open up to the outside for the summer months, blending into the large outdoor patio space. However, the cosmetics are as high-quality as the mechanical systems, with additions such as a high-quality ventilation system to ensure no odors. There is a long-term lease in place to ensure continuity for a new owner. The assets are being sold significantly under cost, even when attributing appropriate depreciation. Branding, website, etc., are not included in the sale. Please inquire for an NDA and further information about this asset sale. (id:6769)

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://www.scottmarshallhomes.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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