



1350 St Paul Street 102 Kelowna British Columbia

\$535,000

Turnkey income investment in the heart of downtown Kelowna. This 967 SF strata unit is leased to an established hair salon on a 5-year triple net lease (commencing June 1, 2026, with a 5-year renewal option), providing immediate, stable cash flow with built-in 3% annual rent escalations. In-place income of \$26,669.86/year (\$27.58/SF, NNN) reflects a cap rate of approximately 5% at the list price of \$535,000. Tenant has one reserved parking stall in the buildings parking garage. A low-maintenance, hands-off investment with a strong downtown location and a proven, established tenant. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty



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