



## 815 Vaughan Avenue 103 Kelowna British Columbia

\$1,250,000

Opportunity to acquire 1,914 sq.ft. (1262 sq.ft ground level and 652 sq.ft mezzanine) of flexible industrial strata space at Powerhouse, developed by PC Urban. Located between Clement Road and Vaughan Avenue, the unit offers strong exposure and prominent signage potential. Zoned I1 - Light Industrial, with a text amendment permitting a broad range of additional uses including office, professional services, health services, personal service establishment, retail, liquor primary establishment, education services, and other permitted I1 principal uses. The premises include a high-quality existing build-out designed by Hatch Interior Designs for a hair salon concept, providing functional improvements and underlying value for potential purchasers. Features include 22-foot ceiling heights, one 10' x 12' grade-level overhead door, enclosed +/- 652 sq.ft. mezzanine with 50 PSF load capacity, kitchenette, and two washrooms. Two reserved parking stalls are included, with additional free street parking available along Vaughan Avenue. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com