



## 1772 Baron Road Kelowna British Columbia

\$20

Position your business in the heart of Kelowna with this versatile 3,114 sq. ft. ground floor retail/office opportunity, ideally suited for health professionals. Located in the Highway 97 / Baron Road corridor, this space offers excellent accessibility, quality surrounding amenities, and flexible configuration options. Currently improved with a professional layout including a reception area, multiple treatment rooms, two washrooms (including one accessible washroom), staff kitchenette, and washer/dryer hookups, the premises are exceptionally well suited for physiotherapists, chiropractors, registered massage therapists, medical practitioners, wellness operators, and other professional users. A large approximately 800 sq. ft. open area provides excellent flexibility for fitness equipment, rehabilitation space, group classes, training, or collaborative workspace. Landlord may also consider demising this portion of the unit, reducing the premises size to approximately 2,314 sq. ft. for tenants requiring a smaller footprint. Strategically located beside Play It Again Sports and surrounded by major national retailers and restaurants including Starbucks, JOEY Kelowna, Cactus Club, Montana's BBQ & Bar, and Walmart, the property benefits from exceptional centrality and convenient access for both clients and staff. Very competitive operating costs with triple net expenses of approximately \$6.00 per sq. ft., a rare offering in the Kelowna market. (id:6769)

Listing Presented By:



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