



## 1579 Sutherland Avenue 204/206 Kelowna British Columbia

\$1,500

Unit 204/206 - 1579 Sutherland Ave presents a rare opportunity to secure a 505 SF second-floor space with an open-concept layout in a well-established professional building conveniently located walking distance from the Landmark District. Currently configured as a barbershop, the unit is well-equipped for personal service uses, featuring two hair sinks, one handwashing sink, and the added benefit of two separate entrances--ideal for operational flexibility. The open-concept layout makes the space well suited for a variety of uses, including small businesses, start-ups, or individual professionals seeking functional and efficient workspace. The building provides walk-up access from a common customer parking lot and shared common washrooms on the same floor. Lease is offered on a triple net basis. The gross monthly rent includes estimated additional rent of \$7.50 PSF (2025 estimate). (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.



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