



## 3001 Tutt Street Kelowna British Columbia

\$10,200,000

This strategically located commercial building offers a unique investment opportunity in South Pandosy making it ideal for businesses looking to capitalize on visibility and accessibility. This 3 story building is 25,126 sq ft and it is currently leased to 30 tenants for a variety of uses, including retail space, professional offices, primarily medical and engineering. Situated in the heart of South Pandosy Business District, offering easy access to major roads and public transportation. There are 48 dedicated parking spaces available on site, plus street parking. Located in a bustling commercial area with significant foot traffic and nearby amenities. Wheelchair accessible with 2 elevators and ramps. This property provides excellent potential for long-term appreciation and stable rental income. With the area's rapid development and growing demand for commercial space, it's an ideal option for investors. The flexible zoning also provides the opportunity for various redevelopment projects up to 6 stories adding significant value to the property. Nearby Amenities include Shopping centers, restaurants, and cafes public transport options, medical facilities, Kelowna General Hospital, Kelowna College, schools, and professional services. Two blocks from Okanagan Lake and green spaces. Stabilized cap rate +/- 6% (id:6769)

Listing Presented By:



Originally Listed by:  
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