



## 1607 Ellis Street Kelowna British Columbia

\$2,239,000

Welcome to an exceptional opportunity in the bustling downtown district of Kelowna! This meticulously maintained building boasts a total of 4,320 square feet of leasable space, situated on a generous 4,040 square foot lot with an impressive 141 feet of prime street frontage. Featuring a diverse mix of five tenancies, this property offers a versatile layout suitable for various business endeavors. The ground floor encompasses 3,490 square feet of leasable space, while an additional 830 square feet are available on the upper level. This property has undergone recent upgrades. Notable improvements include the replacement of all three natural gas furnaces in 2022, installation of a new heat pump in November 2023, and replacement of Four AC units in 2022. Enjoy the convenience of triple net leases, covering all building expenses and ensuring a hassle-free owner experience. Among the esteemed occupants are renowned establishments located at 507, 511, 513A, 513B Lawrence Ave, and 1607 Ellis Street, with a recent restaurant renovation in 2024 further enhancing the property's appeal. Strategically positioned on a corner lot and zoned UC1 in the urban core, this property offers excellent visibility and accessibility within Kelowna's downtown high-rise center. Whether you're an investor seeking a lucrative income stream or an entrepreneur looking to establish a thriving business, this commercial gem presents opportunity to capitalize on the vibrant Kelowna market. (id:6769)

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