



1561 Sutherland Avenue Kelowna British Columbia

\$3,750,000

Unique owner-occupier opportunity to purchase land and a 7,132 square foot building in central Kelowna, with ancillary cash flow. Situated on a 0.203-acre lot, this two-story building was built by Rykon Construction in 2006 and features high-quality construction with a history of efficient operations. The building boasts finishes reminiscent of upscale residential properties resulting in great curb appeal. Positioned in an area earmarked for future high-density development, as per the City of Kelowna 2040 Official Community Plan (OCP), the property offers the opportunity for equity generation, while benefiting from direct proximity to the Landmark District and Highway 97. With three leases in place there is a steady stream of income, plus a 2,228 useable square foot unit coming available on the second floor - ideal for an owner occupier. There are 17 on-site parking stalls and monument signage is visible to traffic travelling both directions on Sutherland Avenue.

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