



5008 South Ridge Drive 2 Kelowna British Columbia

\$32

Opportunity to lease a 1,260 SF main floor unit in a newer building located in Kelowna's Upper Mission, an area with limited commercial spaces. Corner location with excellent exposure to the area's arterial routes of South Ridge Drive and Frost Road, offering prominent signage and advertising opportunities to passing traffic. C1 zoning permits a wide variety of uses including retail, offices, health services, child care centers, animal clinics, food and liquor establishments, and more. Professionally built out as a convenience store, the space features an open retail area, one washroom, an office/utility room, and finished ceiling height of approx. 8'10".

Expansive windows provide tons of natural light and attractive views, while separate HVAC and utility meters, along with concrete soundproofing, ensure tenant comfort. Includes 4 designated surface parking stalls on-site with free street parking nearby. Other tenants in the building include Domino's Pizza and two 2nd floor residential suites. Situated in a rapidly growing neighborhood with walkable streets, plentiful parks, extensive nature trails, and panoramic Okanagan Valley views, this location is just minutes from schools and the 100,000 sq. ft. Mission Village at the Ponds, the area's primary shopping destination. Immediate possession is available! (id:6769)

Listing Presented By:



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