



2418 Drought Road West Kelowna British Columbia

\$1,598,000

Take advantage of this opportunity to acquire a well maintained and leased mixed use COMMERCIAL/RESIDENTIAL property with holding value and development upside. Located in central downtown West Kelowna on a high-exposure street and close to all amenities, transit and with plenty of on site parking. This building is ideal for an owner operator to utilize the C1 zoning which is suitable for a wide variety of uses including legal, medical, dental, physio, chiropractic, haircare, tattoo, child care, education, entertainment, pub, restaurant and more. The zoning also allows for apartments and care facility, major which adds to the longer term development potential as seen in the area already. Renovated in 2019 and consisting of a +/- 1200 sqft commercial space on the main and 2 apartments above spanning +/-1480 sqft, this building's diverse revenue streams make it ideal for an owner operator to utilize the commercial space, apartments or both while benefiting from additional revenue from the remainder of the building. The current owner wishes to remain in the commercial space and will enter into a fair market lease if possible. SUITE ONE: 2 Bedrooms 1 bathroom, in-suite laundry. SUITE TWO: 1 bedroom 1 bathroom, in-suite laundry. Both tenants on month to month. Updates include, two new furnaces in 2019 and two newer AC units, plumbing updated to PEX, updated electrical service for the entire building. (id:6769)

Listing Presented By:



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<https://jonathanwallrealestate.com/>



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