



# 4370 Gallaghers Drive Kelowna British Columbia

\$1,395,000

STAND-ALONE | C-1 ZONING | 6 PARKING - We are excited to present an exceptional opportunity in Gallagher's Canyon. This distinguished two-story, freestanding building on a 0.37-acre lot is ideal for retail or professional office use. Formerly the Sales Centre, it offers ample parking with six designated stalls and benefits from versatile C1 zoning, accommodating daycare facilities, mixed-use developments, multidisciplinary, and live-work spaces. The property is strategically located next to the Village Centre, which features amenities such as an indoor pool, fitness center, pottery and woodworking studios, an art studio, library, and a picturesque courtyard. The building boasts vaulted ceilings, expansive windows, and a skylight, creating a bright, inviting atmosphere. It includes wooden built-in cabinetry, two kitchenettes, two bathrooms, and ten offices. Recent upgrades include a new roof, gutters and irrigation system. Additionally, it has a substantial power supply (250 AMP/3 phase). Located across from the acclaimed Gallagher Canyon Golf Club-one of the top golf courses in the region-this property offers excellent visibility and accessibility. Gallagher's Canyon is a prestigious community, just 15 minutes from downtown Kelowna and 25 minutes from the airport. This property offers a unique opportunity to establish or expand your business in a thriving community with growing demand for commercial amenities. (id:6769)

Listing Presented By:



Originally Listed by:  
Rennie & Associates Realty Ltd.

<http://www.thisisrob.ca/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.