



555 KLO Road Kelowna British Columbia

\$2,500

Exceptional opportunity to lease a brand new turn-key 491 SF ground-floor retail unit, fully built out as a hair salon. Fantastic high exposure location at the corner of KLO Road and Lakeshore Road in the newly developed Cristalina PARC, a modern, 9-storey premium retirement residence in the heart of Kelowna's vibrant Pandosy Village. The unit was built to LEED Gold standards and features a private exterior entrance on KLO, as well as an interior entrance for easy access by residents. The thoughtfully designed layout includes a reception area, two styling stations, one sink with a prep area, an accessible washroom, convenient access to a washer/dryer, and expansive windows that fill the space with natural light. Opportunity for employee and customer parking in the on-site parkade, with a bus stop right next to the building. Asking rent is based on a GROSS lease structure + GST (utilities included). The 133 residential suites above create a built-in customer base, while the high-traffic location ensures excellent visibility and prominent signage opportunities. Immediate possession is available. Perfectly positioned in the South Pandosy Urban Centre, this space is surrounded by professional businesses, health services, offices, restaurants, coffee shops, grocers, and more, an ideal setting for a thriving salon. This highly desirable neighborhood is known for its walkable streets, boutique shops, and proximity to Okanagan Lake and Kelowna General Hospital. (id:6769)

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Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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

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