



6369 MAIN Street Oliver British Columbia

\$14

Exceptional turn-key space immediately available on Hwy 97/Main Street in Oliver's main business district. Beautifully finished with 9' ceilings throughout, this space includes a finished, accessible washroom and kitchenette, and rear access via laneway from Veterans Avenue to two dedicated parking spaces via a rear deck. Town Centre zoning allows for a multitude of uses including retail, office and personal service establishment. Oversized display windows and an accessibility-equipped main entry door face ample, convenient streetside parking on both sides of Main Street. This space is the perfect opportunity to launch or relocate your business in a low maintenance, high traffic location designed to support your success. With base rent of \$14 per square foot, additional rent estimated at \$5 per square foot, and control of your own utilities, this space is both highly desirable and very affordable. The landlord is looking for a reliable, committed tenant and is open to considering varying lease terms beyond a one year minimum requirement. For the right tenant covenant pursuit of required live/work modifications and approvals for the space may also be an option. Don't miss your opportunity to launch or grow your business in this premium location in the heart of Canada's Wine Capital! Dimensions Per iGuide. Tenant To Verify If Important. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage South Country



Royal LePage Locations West Realty

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