



535 K.L.O. Road CRU 1 Kelowna British Columbia

\$46

Cristalina PARC is a brand new 9-storey premium retirement residence development, located in the heart of vibrant Pandosy Village, one of Kelowna's most desirable neighbourhoods. Lease ground floor retail space of 2,343 SF separately or with CRU #2 at a contiguous total of 3,217 SF. Asking rent is based on a gross lease structure and includes base rent, additional rent and utilities, plus GST. Perfectly situated at the corner of Lakeshore Road and K.L.O. Road with fantastic visibility, providing prominent signage opportunities. The unit is built to LEED Gold-standards and offers a private exterior entrance and high ceilings with floor to ceiling windows, providing lots of natural light. Property is zoned UC5, which allows for a multitude of uses (not suitable for restaurant uses). Employee & customer parking available in the on-site parkade, and convenient bus stop next to the building. Built-in customer base created from the 133 residential suites above. High traffic commercial area full of professional businesses, health services, offices, trendy boutiques, restaurants, coffee shops, grocers, and much more. Well known for pedestrian friendly shopping and just steps away from Okanagan Lake and Pandosy Waterfront Park, and only minutes to the Kelowna General Hospital. Immediate possession available. (id:6769)

Listing Presented By:



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