



5300 Main Street SL33 Kelowna British Columbia

\$867,193

Ownership opportunity for a 1,410 SF commercial retail strata unit, which is rarely available in the Upper Mission. One of 5 brand new shell commercial spaces totalling 5,069 SF, and demisable as small as 609 SF. Located in Kettle Valley on the main throughfare, beside an established commercial centre, and steps from Chute Lake Elementary School. All units have individual heat pumps, HVAC units, electrical panels, separately metered utilities, and approximately 13'7" ceiling heights. Common lobby and elevator to the parkade, with 1 reserved parking stall allocated to each CRU. Possibility for an additional parking stall on a first come, first serve basis, plus free street parking. Separate garbage and recycling area in the parkade for the CRU's. Suitable for restaurants and centrally located exhaust has been roughed-in. Estimated occupancy date of Q2 2025. CA1 zoning permits a variety of uses such as animal clinics, child care centre, health services, food primary establishment, liquor primary establishment, participant recreation services, personal service establishments, retail, offices, and more. Residential townhomes above the CRU's are also available for purchase, providing a live/work opportunity. Established in 1996, Kettle Valley is an award-winning, master planned community with very limited number of commercial spaces. The neighborhood features walkable streetscapes, plentiful parks, extensive nature trails, and panoramic Okanagan Valley views. (id:6769)

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