



FOR LEASE

#2 - 1232 ELLIS STREET
KELOWNA, BRITISH COLUMBIA

HIGH VISIBILITY RESTAURANT SPACE AVAILABLE



PROPERTY FEATURES



LOCATION

Amazing location in downtown Kelowna, ground floor of Ellis Parc



ZONING

UC1 - Perfect for restaurant and/or cafe concepts



PARKING

2 parking stalls included



VISIBILITY

Excellent signage and business exposure

THE NUMBERS



SIZE

Approx. 1,998 SF



BASE RENT: \$36/SF

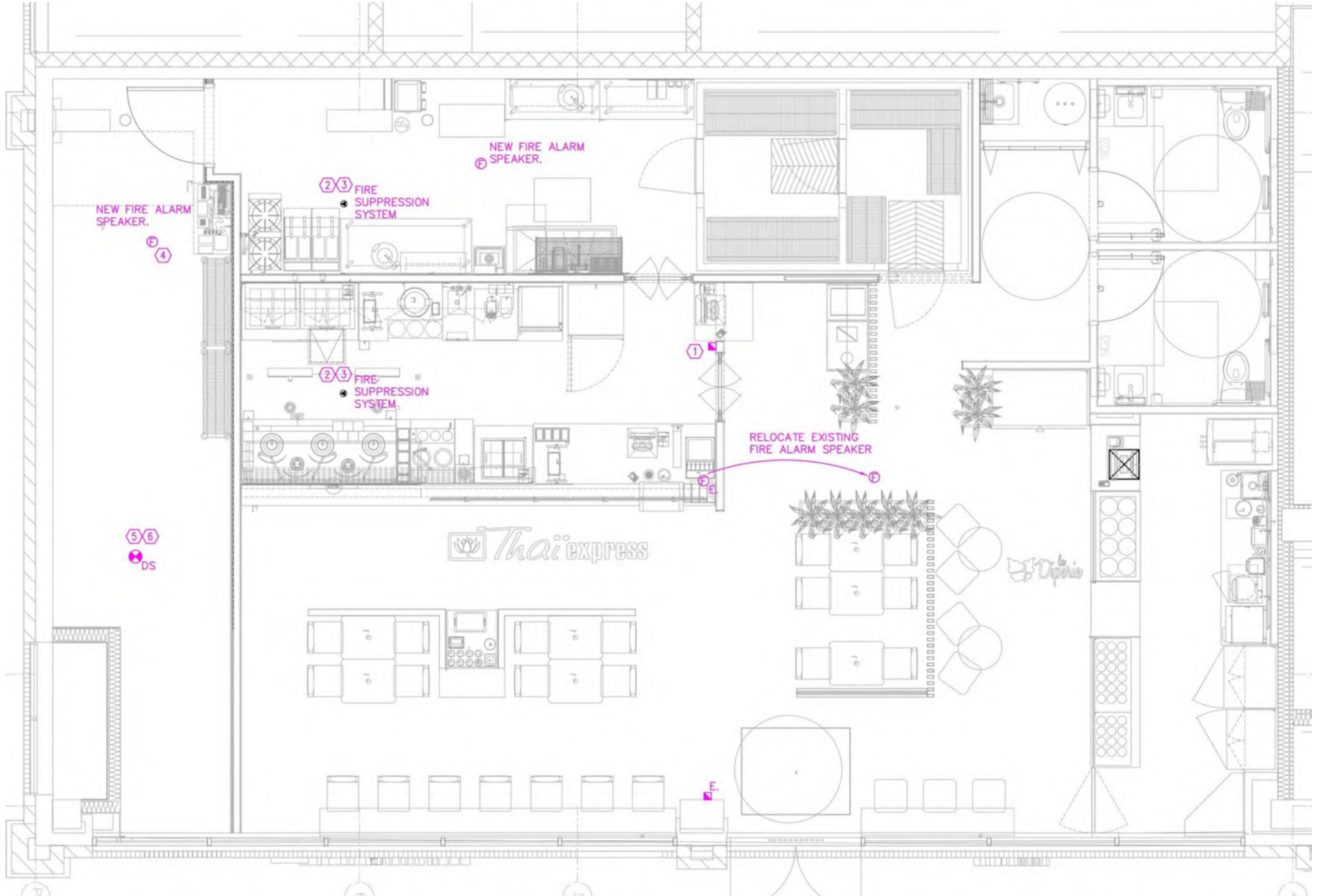
EST. NNN: \$12/SF

Prime opportunity to lease a fully equipped 1,998 +/- sq. ft. restaurant space at #2 1232 Ellis Street, located on the ground floor of Ellis Parc in the heart of Downtown Kelowna. This high-visibility location benefits from steady foot traffic, large storefront windows, and excellent signage exposure. Steps away from the waterfront, Prospera Place, and numerous residential and commercial developments. The unit features two commercial kitchen areas, equipped with exhaust hoods, stoves, a walk-in fridge and freezer, and two wheelchair-accessible washrooms. This turn-key opportunity is perfect for food and beverage concepts seeking a vibrant, central location in Downtown Kelowna with 2 parking spaces included. Zoned UC1 - Downtown Urban Centre, this space supports a variety of commercial uses, including restaurant and cafe operations.



2 - 1232 ELLIS STREET, KELOWNA, BC







BREWERY DISTRICT

- Unleashed
- The Office
- Welton Arms
- Rustic Reel
- Red Bird
- Vice & Virtue
- Kettle River
- Jackknife
- Buffalo Rouge

OEB BREAKFAST

CRAFT BEER MARKET

LULU LEMON

EARLS ON TOP

CITY PARK

KELOWNA DOWNTOWN MARINA

CULTURAL DISTRICT

KELOWNA YACHT CLUB

CACTUS CLUB CAFE

TRAIN STATION PUB

CENTRAL KITCHEN + BAR

ERIKA JANE RESTAURANT

KELWONA CURLING CLUB

BNA BREWING

PROSPERA PLACE

ANALOG COFFEE

NORTH END LIFESTYLE



WALKING SCORE
96



8 GOLF COURSES WITHIN
15km



TRANSPORTATION SCORE
94



15+ WINERIES WITHIN
10km



10+ COFFE SHOPS WITHIN
2km



HIKING TRAILS AT KNOX
MOUNTAIN WITHIN
1km



12 BREWERIES WITHIN
1km



KELOWNA INTERNATIONAL
AIRPORT WITHIN
12km



THE COMMUNITY

Kelowna's North End is a diverse and dynamic neighborhood that is currently undergoing transformation. This area, nestled between Knox Mountain Park and Clement Avenue and immediately adjacent to downtown Kelowna, offers a mix of distinct zones from wartime residential housing to well-established industrial businesses. Notably, the emergence of a Brewery District adds a youthful and thriving element to the neighborhood. For businesses seeking an ideal location, the North End holds significant appeal. Its evolving landscape combines historical significance with modern innovation and strategic location. This blend of community, history and progress makes the North End an excellent choice for those looking to establish or expand their business.



Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

CHAD HALLER

chad.haller@venturecommercial.ca
250.808.0057

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).