





# PROPERTY FEATURES



#### **PARKING**

Direct street front parking



#### LOCATION

Heart of the Westbank Centre neighbourhood



### **EXPOSURE**

Situated along Highway 97



#### ZONING

Urban Centre

# THE NUMBERS



#### SIZE

Approx. 1,675 SF

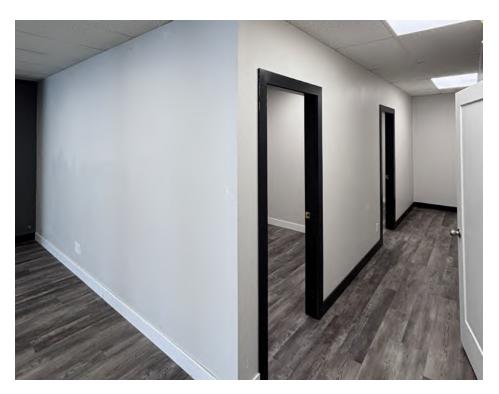


#### PRICE

Base Rent: \$17.50/SF Est. NNN: \$7/SF

Now available for lease, 2409A Main Street in West Kelowna presents a prime commercial retail opportunity in the heart of the Westbank Centre. This versatile +/-1,675 sq. ft. unit features an open retail space, two private offices, and a washroom. With C1 Urban Centre zoning, 200-amp electrical service, ample plumbing, and excellent street-front parking, this space is well-suited for a range of retail, office, or service-oriented uses. As an added value, a +/- 710 sq. ft. basement space is perfect for storage with an additional bathroom, available at a discounted rate of \$15.21 sq. ft. The basement is accessible through the rear of the building with additional parking.

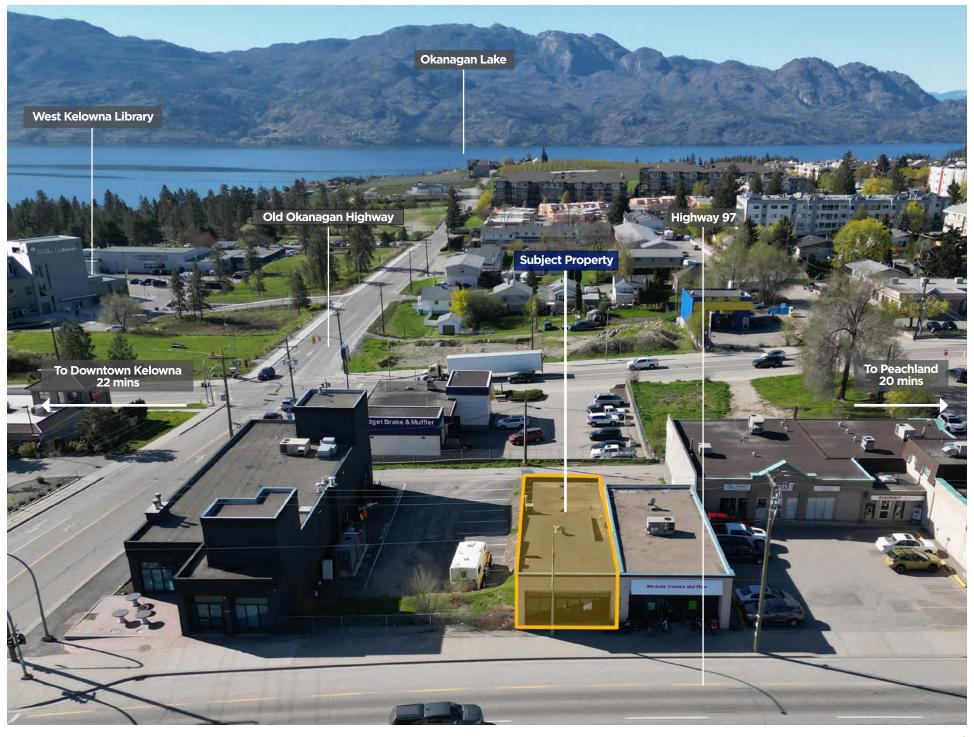
Located in a high-visibility corridor surrounded by established businesses such as Valley Medical Lab, Subway, and the Westbank Museum, this unit offers both strong pedestrian traffic and easy access for commuters. Clear signage exposure along Main Street enhances brand presence. This is an outstanding opportunity to establish or grow your business in one of West Kelowna's most active commercial neighbourhoods.













# 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 one of the largest commercial real estate brokerages 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).