



FOR LEASE
RETAIL COMMERCIAL OPPORTUNITY

UNIT A 2409 MAIN ST.

WEST KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES



PARKING

Direct street front parking



LOCATION

Heart of the Westbank Centre neighbourhood



EXPOSURE

Situated along Highway 97



ZONING

C1
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.

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