



AVAILABLE FOR LEASE

**107-2121 ETHEL STREET**  
KELOWNA, BRITISH COLUMBIA

PRIME STREET LEVEL RETAIL SPACE



# PROPERTY FEATURES



## LOCATION

High-visibility corner of Springfield Rd & Ethel St



## LAYOUT

Flexible interior with in-unit bathroom



## WINDOWS

Large front windows offering great natural light



## ZONING

C1 - Urban Centre Commercial

# THE NUMBERS



## SIZE

+/- 442 SF



## PRICE

\$1,500 monthly

Situated in the well-known Shaughnessy Corner building, this corner unit offers exceptional visibility along one of Kelowna's busiest stretches. Large street-level windows provide steady natural light throughout the day and showcase the space to both vehicle and pedestrian traffic on Springfield Road.

Currently set up as a hair studio, the unit features approximately 442 square feet of well-kept, functional space. The existing improvements create an easy transition for salon or wellness uses, while also offering flexibility for a variety of small business concepts. With strong exposure, convenient access, and a professional presence on a prominent corner, this is an opportunity you won't want to miss. The marketed rate is presented as the estimated gross monthly total, with final terms defined under a NNN lease structure.

# INTERIOR





## Let's chat.

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