



**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. 2,385 SF



## PRICE

Base Rent: \$16.50/SF  
Est. NNN: \$7/SF

This +/- 2385 sq. ft. unit offers 23 feet of frontage along Main Street and consists of 1675 sq. ft. of main-floor area with 710 sq. ft. of basement area (at ground level in rear).

The space is ideal for optimizing space and visibility while saving on premium main-floor rental rates. Located in the heart of downtown West Kelowna, surrounded by restaurants and a collection of local retail stores and services.

Well-suited for a range of retail, office, or service-oriented uses, this unit features C1 Urban Centre zoning, 2 bathrooms, 200-amp electrical service, ample plumbing as well as street-front and rear parking.

Clear signage exposure along Main Street enhances brand presence. Vacant and ready for quick possession.



\*\* LOWER LEVEL WORKSPACE







# Let's chat.

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