



FOR LEASE

UNIT 104-555 MONTGOMERY ROAD

KELOWNA, BRITISH COLUMBIA

GROUND-LEVEL RETAIL UNIT



PROPERTY FEATURES



LOCATION

Central Kelowna location along Harvey Avenue



LAYOUT

Open-concept design, flexible for a variety of retail and service uses



PARKING

On-site parking



ZONING

CA1 - Core Area Mixed Use

THE NUMBERS



SIZE

Approx. 1,539 SF



PRICE

Net Rent: \$25.00/SF
Est. NNN: \$9.90/SF

Well-positioned 1,539 SF ground-level retail unit located at 104-555 Montgomery Road in the heart of Rutland. The space features an open layout and is currently configured as a laundromat, offering flexibility for a variety of general retail and service commercial uses.

Located along the high-exposure Rutland Road corridor, the property benefits from strong vehicle traffic and proximity to major community anchors including the Rutland YMCA, Rutland Senior Secondary, and Rutland Middle School. Pull-up parking is available directly in front of the unit, providing convenient customer access.

The surrounding area is home to a strong mix of established retailers and services, including Jaide & Joel's Baking Co., Panjabi Pizza, Starbucks, Panago, and more. An ideal opportunity for operators seeking an efficient retail footprint in a proven Rutland commercial node.



UNIT 104-555 MONTGOMERY ROAD, KELOWNA, BC





Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

Chris.wills@venturecommercial.ca
250.870.1330

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