



FOR LEASE

UNIT 104-555 MONTGOMERY ROAD

KELOWNA, BRITISH COLUMBIA

GROUND-LEVEL RETAIL UNIT



PROPERTY FEATURES



LOCATION

Prime location at the corner of Leathead Rd and Rutland Rd N



LAYOUT

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



PARKING

Convenient 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

Position your business in this bright, open-concept commercial space with timeless brick character. Located at 555 Montgomery Road, this $\pm 1,539$ SF ground-floor retail opportunity combines exceptional visibility, abundant natural light, and flexible design potential within one of Rutland's most established commercial corridors.

This spacious, open layout can be customized to suit a wide variety of retail, service, office, or showroom uses. Expansive storefront windows, multiple glass entrance doors, and convenient pull-up parking directly in front of the unit create an inviting customer experience while providing outstanding accessibility.

Situated at the prominent intersection of Rutland Road and Leathead Road, the property benefits from excellent exposure and is surrounded by established amenities including the Rutland YMCA, Rutland Senior Secondary, Starbucks, Jaide & Joel's Baking Co., Panago, and numerous complementary local businesses.

For added flexibility, the space can be demised to accommodate smaller size requirements. Existing plumbing infrastructure from the previous laundromat use also presents a unique opportunity for businesses that can benefit from these improvements.

A rare opportunity to establish your business in a highly visible, character-rich retail space with the flexibility to bring your vision to life.



Photos have been digitally altered for demonstration purposes only.





Let's chat.

STEPHANIE WASDEN

stephanie.wasden@venturecommercial.ca
250.859.1199

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

Chris.wills@venturecommercial.ca
250.870.1330

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 the largest commercial real estate brokerage 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).