



FOR LEASE

3799 LAKESHORE ROAD
KELOWNA, BRITISH COLUMBIA

**FULLY FURNISHED RESTAURANT LOCATION
IN HIGH DENSITY RESIDENTIAL AREA**



PROPERTY FEATURES



LOCATION

High-profile Lower Mission corridor



CONFIGURATION

Fully furnished, turnkey restaurant opportunity with rear loading bay access



SEATING CAPACITY

148 interior seats & 90-seat large outdoor patio



KITCHEN

Turnkey commercial kitchen | walk-in cooler & freezer, full line kitchen, pizza oven, keg room & wine room



WASHROOMS

3 washrooms (main floor)
1 washroom (top floor)

THE NUMBERS



SIZE

±5,535 SF



PRICE

Base Rent: \$28.00/SF
Est. NNN: \$11.19/SF

Exceptional opportunity to lease a fully furnished operating restaurant in a high-profile, high-density location within Playa Del Sol, the 284-unit mediterranean style development in Kelowna's sought after Lower Mission area. Currently operating as a 148-seat restaurant with a bright open fine dining room as well as benefiting from a Lounge bar and private dining room. This leads out to an expansive wraparound 90 seat patio, just a short walk from Okanagan lake.

At the corner of Lakeshore and Cook Roads 3799 Lakeshore benefits from high exposure, easy access as well as underground parking.

The restaurant is fully furnished and equipped for a turnkey operation, with a full line kitchen, fryers, pizza oven, walk in coolers, freezer, and keg room. It provides a large and well equipped back of house as well as a spacious second floor staff room, storage and restaurant office.

At over 5,000 sqft this is an exciting opportunity to become part of Kelowna's most desired affluent neighbourhood. With extra benefits of a temperature controlled wine room, steps away from The Eldorado and Manteo Hotels as well as Aqua Boat club.

DINING ROOM



LOUNGE BAR & PRIVATE DINING ROOM



COMMERCIAL KITCHEN

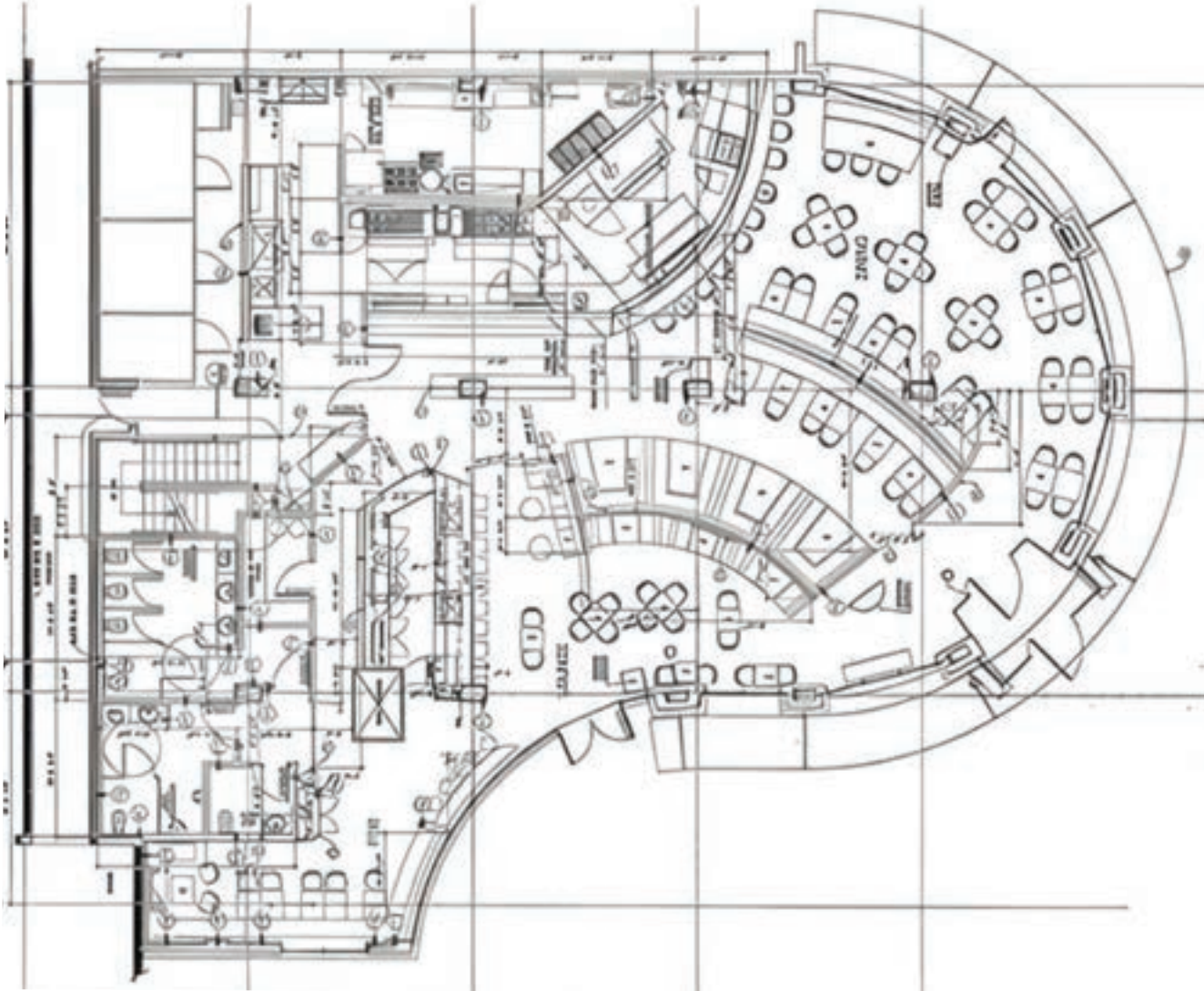
3799 LAKESHORE ROAD, KELOWNA, BC



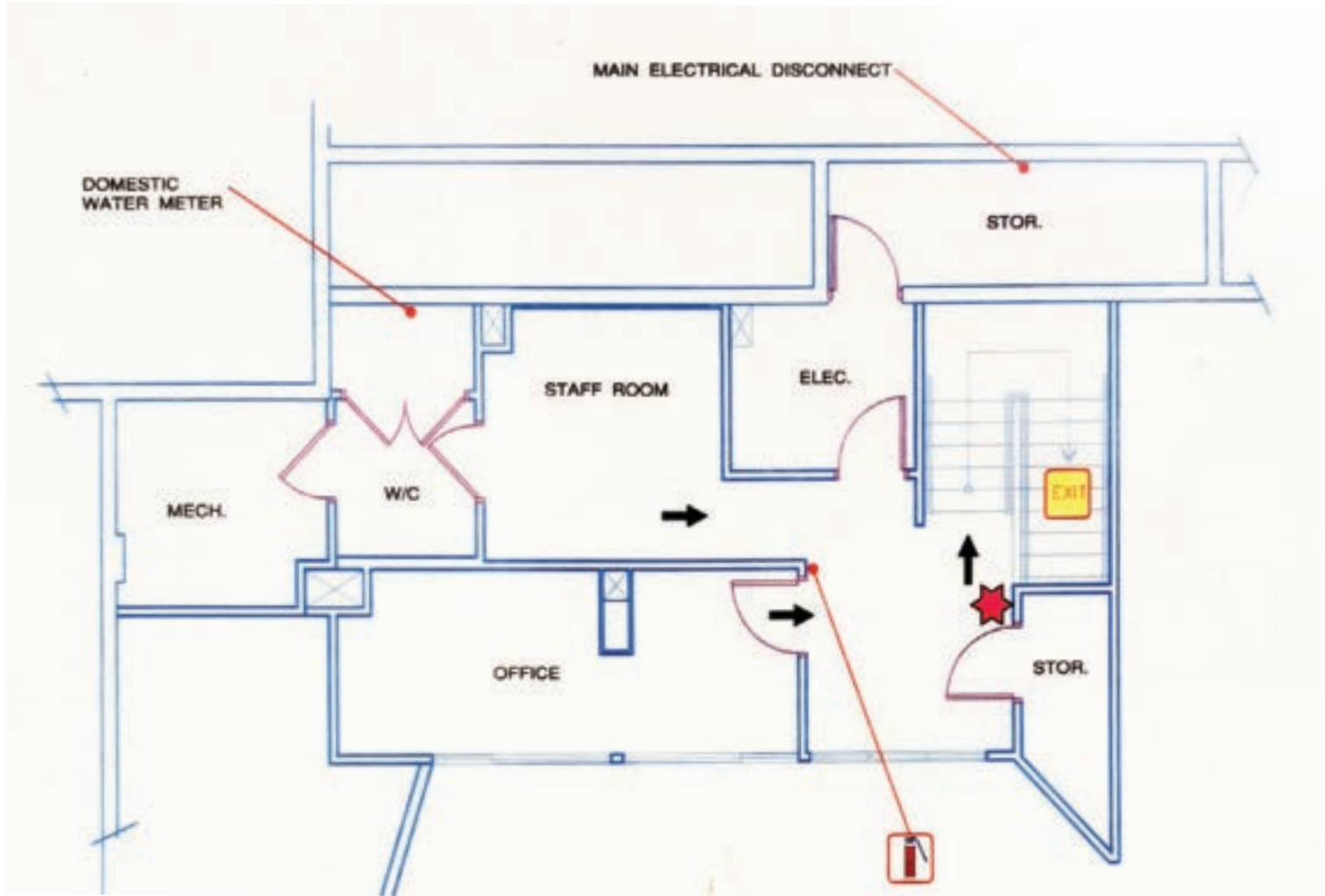
OUTDOOR PATIO



FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - TOP FLOOR





Okanagan Lake

William R. Bennett Bridge

Downtown Kelowna

Okanagan College

Hotel Eldorado

Gyro Beach

Kelowna General Hospital

Save-On-Foods

Raymer Elementary School

AQUA Waterfront Village

Manteo at Eldorado Resort

Rotary Beach Park

Subject Property

Ledge on Lakeshore

AQUA Boat Club

OC Fitness

The Mission Creamery

Lakeshore Road

Cook Road

Future Development

H2O Adventure +
Fitness Centre
2 mins



Let's chat.

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