



FOR LEASE

515A BAY AVENUE
KELOWNA, BRITISH COLUMBIA

VERSATILE COMMERCIAL SPACE



PROPERTY FEATURES



LOCATION

Kelowna's North End,
just off Ellis Street



LAYOUT

Private yard for parking,
storage, or extension
of business



LOADING

Double-wide rear doors
for easy loading &
deliveries



YARD

Private yard for parking,
storage, or extension of
indoor operations

THE NUMBERS



SIZE

±1,031 SF



PRICE

Net Rent: \$25.00/SF
Est. NNN: \$7.50/SF

Opportunity to lease approximately 1,031 SF of versatile commercial warehouse space in Kelowna's evolving North End. The open layout is well suited to a variety of business uses permitted within the I2 zoning and is complemented by a well-maintained and improved exterior.

The space features double-wide rear doors for convenient loading and deliveries, a single-stall washroom, and an enclosed secured yard providing additional flexibility for parking, storage, outdoor operations, or other business needs.

Located just off Ellis Street, the property is surrounded by many of the North End's popular craft breweries and is minutes from Knox Mountain Park and Okanagan Lake. The combination of functional warehouse space, loading access, valuable outdoor area, and a desirable North End location makes this a unique leasing opportunity.



515A BAY AVENUE, KELOWNA, BC







Let's chat.

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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.

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