



FOR LEASE
3620 GELLATLY ROAD
WEST KELOWNA, BC
STANDALONE DRIVE-THRU OPPORTUNITY



PROPERTY FEATURES



LOCATION

Prime Gellatly Road location with immediate access to Highway 97



DRIVE-THRU

±2,619 SF standalone drive-thru opportunity



AREA

Established food, retail, service uses & residential density



ZONING

C1 - Urban Centre Commercial



EXPOSURE

High-profile location within an active commercial node



PARKING

On-site customer parking available

THE NUMBERS



SIZE

±2,619 SF



PRICING

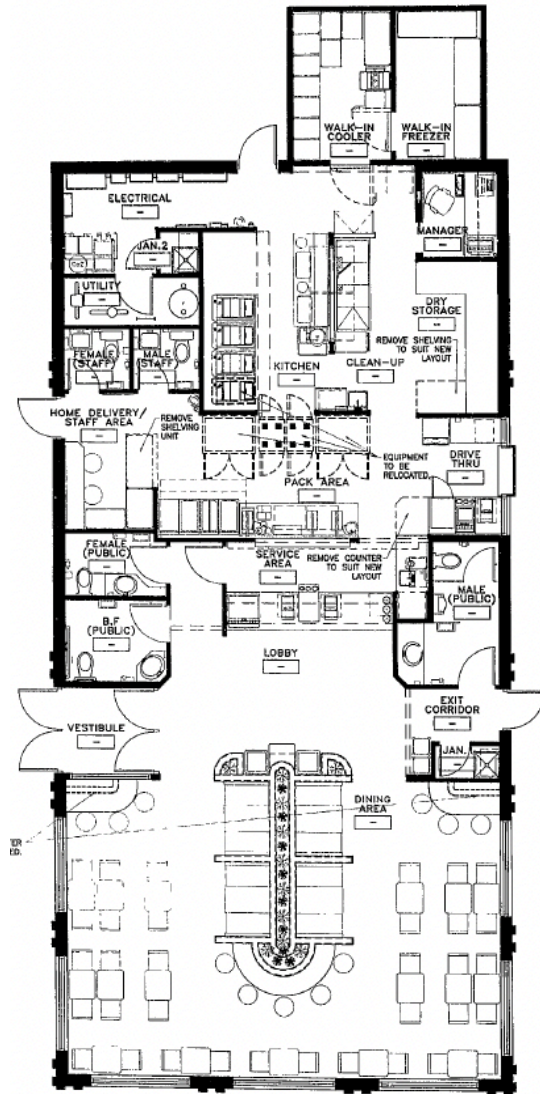
Base Rent: \$45.50/SF
Est. NNN: \$16.20/SF

Well-positioned standalone drive-thru opportunity located at 3620 Gellatly Road in West Kelowna. Offering ±2,619 SF, the property benefits from excellent exposure along one of the area's key commercial corridors with immediate access to Highway 97.

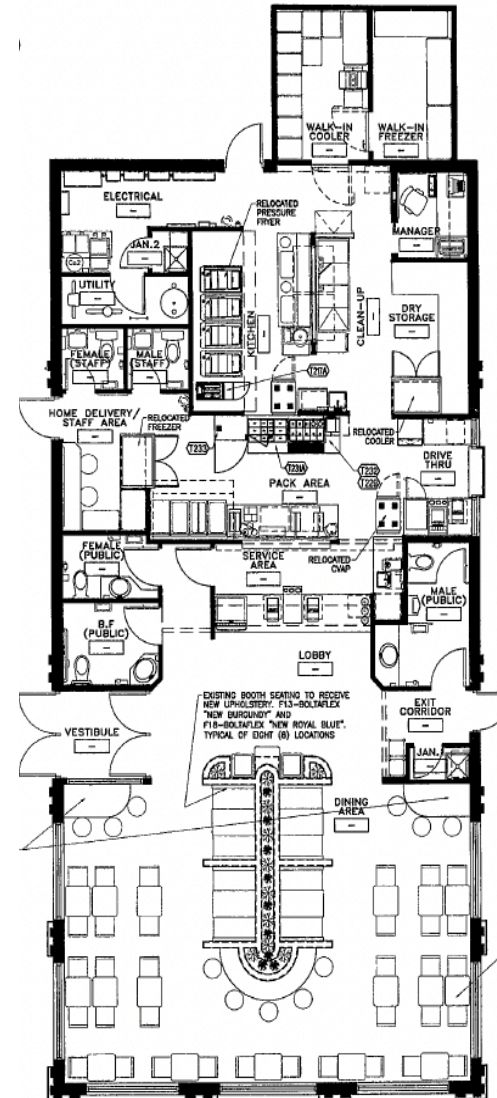
The site is located within an active commercial node surrounded by established food, retail and service businesses, along with significant surrounding residential density. Strong visibility and convenient vehicle access make the property well suited for businesses looking to establish a prominent West Kelowna location.

Zoned C1 - Urban Centre Commercial, the property offers flexibility for a range of potential commercial uses and is particularly well suited to quick-service restaurant, café and other drive-thru-oriented users.

FLOOR PLAN



EXISTING EQUIPMENT LAYOUT



NEW EQUIPMENT LAYOUT & FINISHES PLAN

THE SPACE



THE SPACE

3620 GELLATLY ROAD, WEST KELOWNA, BC







Let's chat.

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