

FOR LEASE

5300 MAIN STREET

KELOWNA, BC

FLEXIBLE COMMERCIAL UNITS IN KETTLE VALLEY





PROPERTY FEATURES

LOCATION
Established Kettle Valley residential community

EXPOSURE
Direct exposure to Main Street/Chute Lake Road

CONDITION
Shell space ready for tenant improvements

PARKING
1 reserved stall per unit + additional underground parking available

ZONING
CA1 - supporting a broad range of commercial uses

AVAILABILITY
Available immediately

THE NUMBERS

SIZE
±831 SF up to ±3,696 SF
(See next page)

PRICE
Base Rent: $29.00/SF

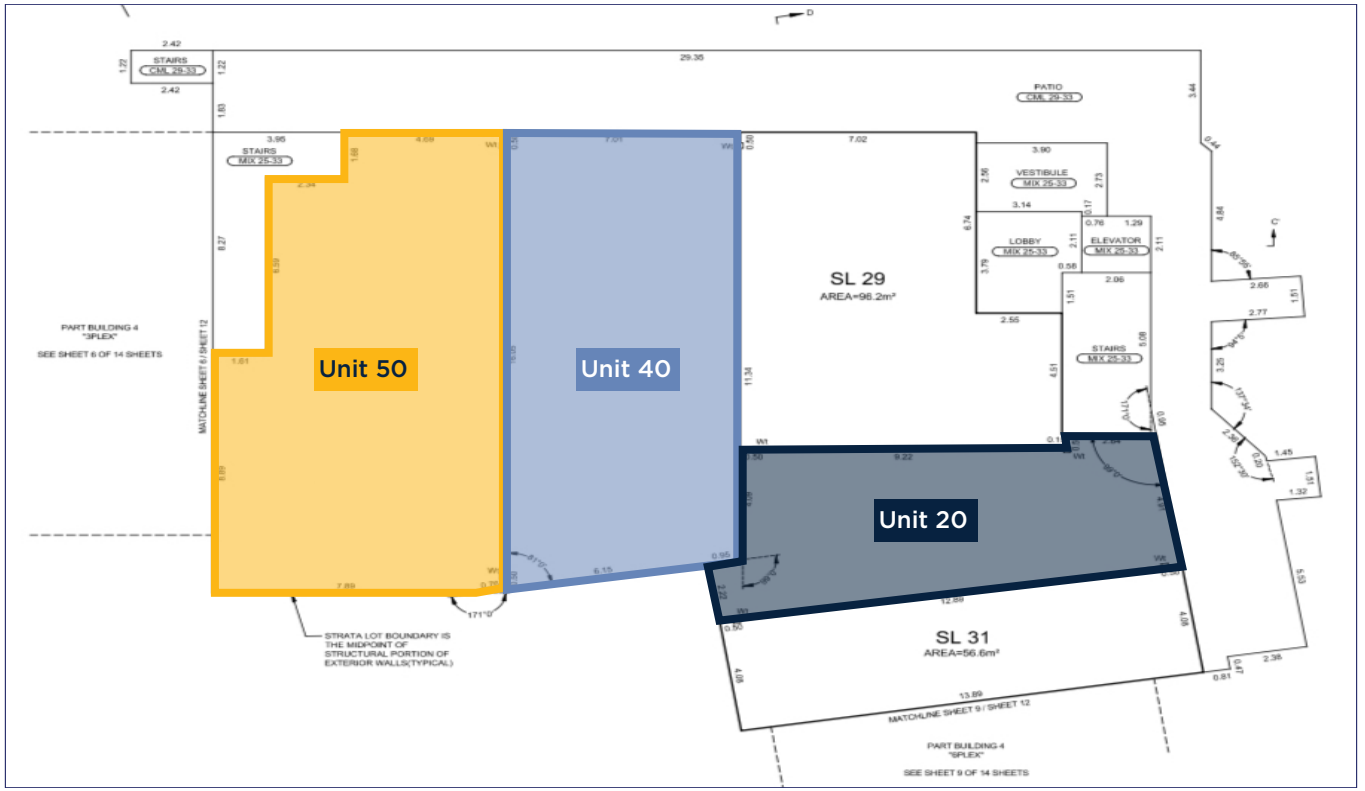
Rare opportunity to lease flexible commercial space at 5300 Main Street in the heart of Kettle Valley. Available units range from ±831 SF to ±3,696 SF, providing options for businesses looking to establish themselves within one of Kelowna's established residential communities.

Offered in shell condition, the spaces provide flexibility to design and finish the premises to suit individual business requirements. Each unit features dedicated HVAC, separate electrical metering and one reserved parking stall, with additional underground parking available to rent.

With direct exposure to Main Street and Chute Lake Road, the property is surrounded by a substantial residential population with limited nearby commercial inventory. CA1 zoning accommodates a variety of potential uses, including retail, office, personal services, health services, recreation, child care and food service.

Residential townhomes and condos are also available within the development, creating potential for a convenient live/work setup. Units for lease are also available for sale.

SITE PLAN & LEASING OPTIONS



UNIT	LEASABLE AREA	PRICE
Unit 20	± 831 SF	$29.00/SF
Unit 40	± 1,343 SF	$29.00/SF
Unit 50	± 1,522 SF	$29.00/SF
Unit 40 & 50	± 2,865 SF	$29.00/SF
Unit 20, 40 & 50	± 3,696 SF	$29.00/SF

UNIT 20 - 5300 MAIN STREET









UNIT 40 - 5300 MAIN STREET









UNIT 50 - 5300 MAIN STREET









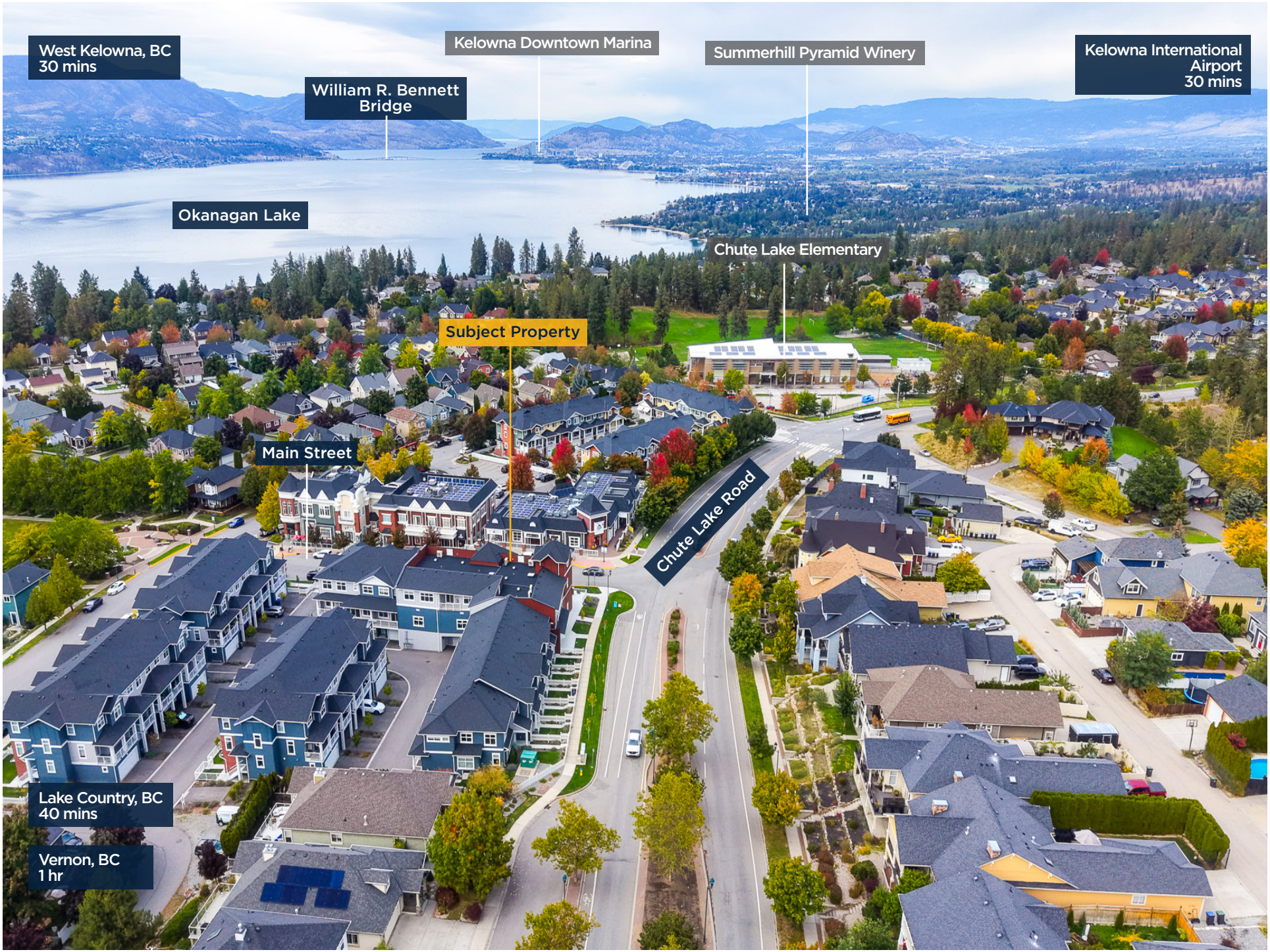
UNITS 40 & 50 - 5300 MAIN STREET










West Kelowna, BC
30 mins
William R. Bennett Bridge
Kelowna Downtown Marina
Summerhill Pyramid Winery
Kelowna International Airport
30 mins
Okanagan Lake
Chute Lake Elementary
Subject Property
Main Street
Chute Lake Road
Lake Country, BC
40 mins
Vernon, BC
1 hr

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