



FOR SALE

5300 MAIN STREET

KELOWNA, BC

COMMERCIAL OWNERSHIP OPPORTUNITY 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
±770 SF up to ±3,424 SF
(See next page) |  PRICE
See next page |
|---|---|

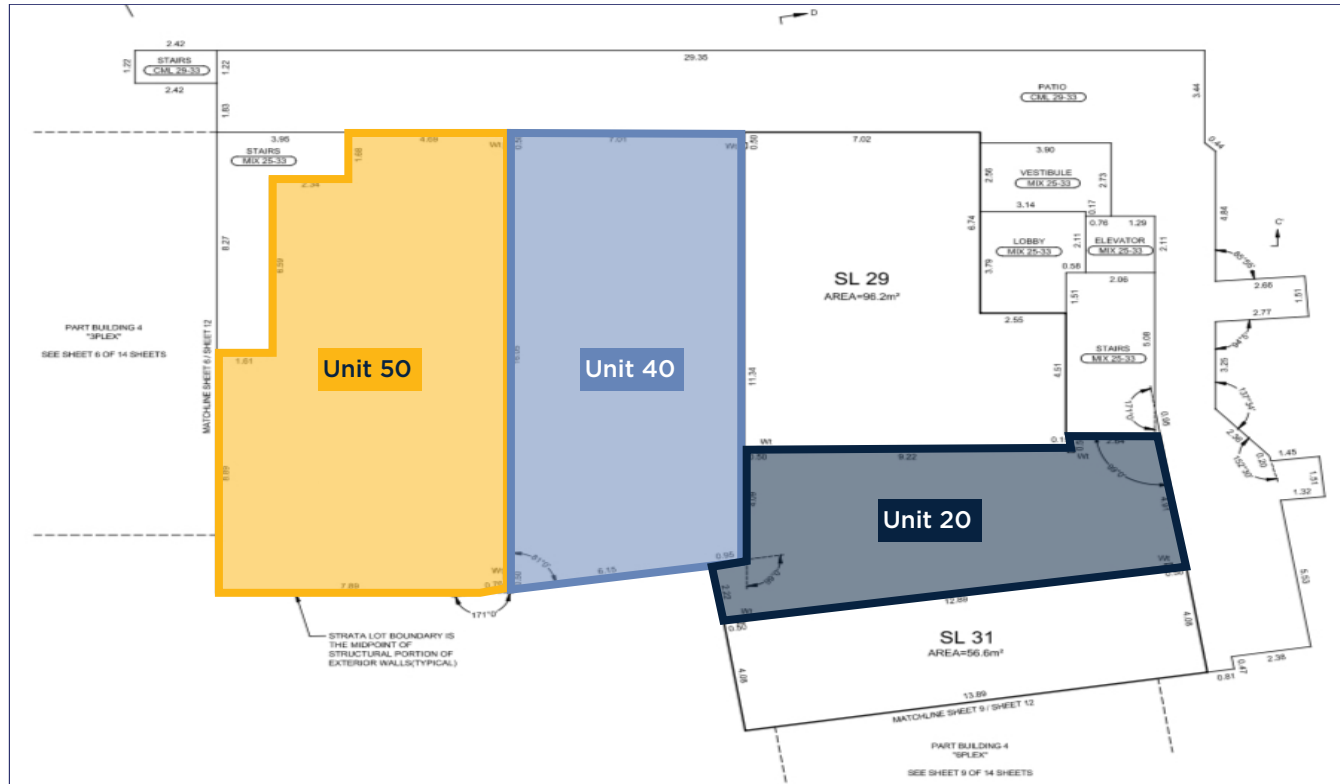
Rare opportunity to purchase flexible commercial spaces at 5300 Main Street in the heart of Kettle Valley. Available units range from ±770 SF up to ±3,424 SF, providing options for businesses looking to establish themselves within one of Kelowna's established residential communities.

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.

SITE PLAN & PURCHASE OPTIONS



UNIT	SIZE	PRICE
Unit 20	± 770 SF	\$461,230.00
Unit 40	± 1,244 SF	\$745,156.00
Unit 50	± 1,410 SF	\$844,590.00
Unit 40 & 50	± 2,654 SF	\$1,589,746.00
Unit 20, 40 & 50	± 3,424 SF	\$2,050,976.00

UNIT 20 - 5300 MAIN STREET

5300 MAIN STREET, KELOWNA, BC



UNIT 40 - 5300 MAIN STREET

5300 MAIN STREET, KELOWNA, BC



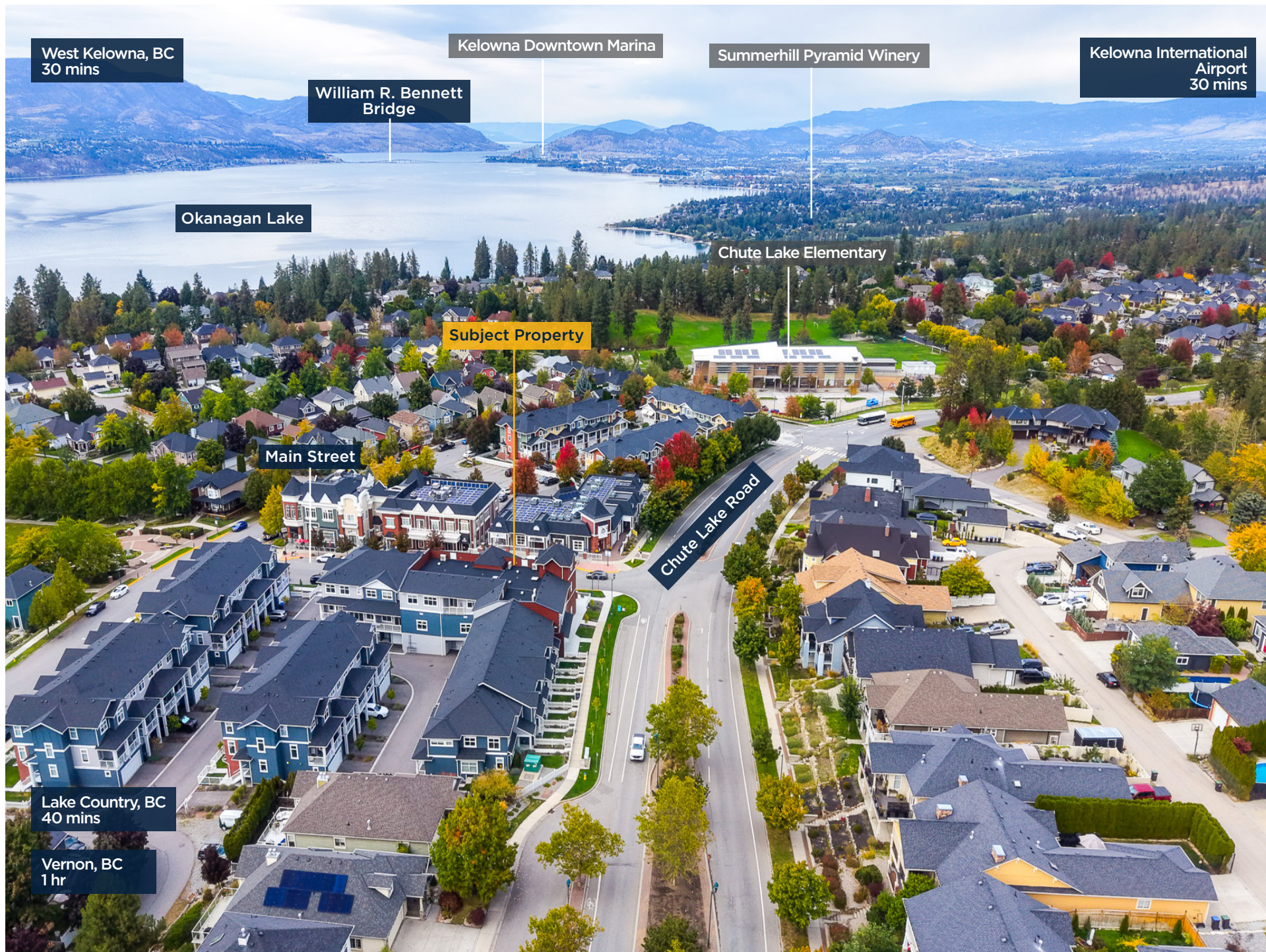
UNIT 50 - 5300 MAIN STREET

5300 MAIN STREET, KELOWNA, BC



UNITS 40 & 50 - 5300 MAIN STREET







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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