



COMPASS
REAL ESTATE DEVELOPMENTS LTD.

EXCLUSIVE COMMERCIAL LEASE OPPORTUNITY

111 - 889 VAUGHAN AVE
KELOWNA, BRITISH COLUMBIA

TURNKEY UNIT AVAILABLE OCTOBER 1, 2023



PROPERTY FEATURES



ASSET TYPE

Perfect for retail or office use



LOCATION

Located in the Clement Business Park



PARKING

Onsite Parking Available



ZONING

I2 Zoning - General Industrial

THE NUMBERS



SIZE

1,737 SF



PRICE

Base Rent: Contact broker for pricing
Est. NNN: \$7.23/SF

Venture Commercial is pleased to offer an exclusive leasing opportunity at the Clement Business Park in the vibrant Packing District of Kelowna's North End.

CRU 111 at 889 Vaughan Avenue seamlessly integrates professionalism with modern aesthetics featuring expansive windows, elevated ceilings, polished concrete floors, exposed piping, elegant glass and brick details, custom built-in desks, and the flexibility to include contemporary furnishings.

The immaculately designed layout encompasses a boardroom, functional kitchenette/entertainment area, shower-equipped washroom, waiting space, main-level office, and an upper floor hosting three large offices complemented by a bright open workspace and private patio. Ample parking is available.

Zoned I2 - General Industrial, the space caters to an array of businesses seeking a strategic highly desirable location and excellent signage opportunities. This beautiful 1,737 square foot turnkey unit is available October 1. **For pricing inquiries, kindly contact our broker.**



111 - 889 VAUGHAN AVE., KELOWNA, BC





AMENITIES

COMMUNITY

1. BNA Brewing Co
2. Prospera Place
3. Sandhill Wines
4. Red Bird Brewing
5. Elks Stadium
6. Kelowna Curling Club
7. Delta Grand Okanagan Resort
8. Cactus Club Café & Kelowna Yacht Club
9. Rustic Reel Brewing Company
10. Pretty Not Bad

SERVICES

11. Sun-Rype Products
12. Canco Gas Station
13. Royal Canadian Mounted Police

COFFEE

14. Bright Jenny Coffee
15. Analog Coffee



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THE COMMUNITY

Kelowna's North End is a diverse and dynamic neighborhood that is currently undergoing transformation. This area, nestled between Knox Mountain Park and Clement Avenue and immediately adjacent to downtown Kelowna, offers a mix of distinct zones from wartime residential housing to well-established industrial businesses. Notably, the emergence of a Brewery District adds a youthful and thriving element to the neighborhood. For businesses seeking an ideal location, the North End holds significant appeal. Its evolving landscape combines historical significance with modern innovation and strategic location. This blend of community, history and progress makes the North End an excellent choice for those looking to establish or expand their business.



Let's chat.

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

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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