

# \$37,500,000 - 195 & 301 33 Highway W, Kelowna

MLS® #10349613

**\$37,500,000**

0 Bedroom, 0.00 Bathroom, 85,335 sqft

Retail on 4.93 Acres

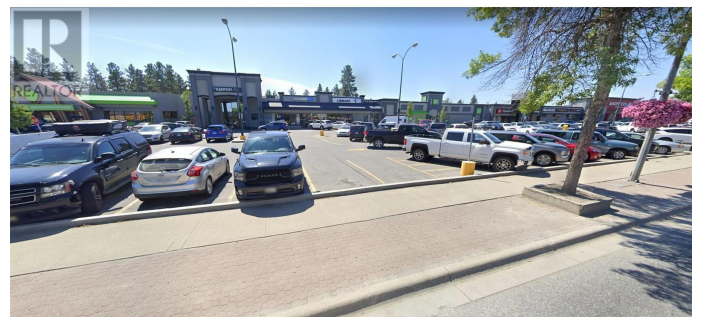
Rutland South, Kelowna, British Columbia

Plaza 33, a well-established, income-producing shopping centre strategically located along Highway 33 in Kelowna, BC. This highly visible and accessible property serves as a key commercial hub for Rutland. Over 85% of the leasable area is occupied by AAA national and regional tenants, including Save-on-Foods, Shoppers Drug Mart, TD Bank, RBC, Pizza Hut, Hub Insurance, Dynacare Valley Medical Lab and the Okanagan Regional Library. This exceptional tenant mix ensures stable, diversified income and minimal vacancy risk. In addition to its strong cash flow, Plaza 33 offers significant long-term upside. The City of Kelowna's OCP 2040 supports the development of a twelve-storey building on the site, providing excellent potential for future redevelopment and capital appreciation. (id:6289)

Built in 1970

## Essential Information

Listing #	10349613
Price	\$37,500,000
Bathrooms	0.00
Square Footage	85,335
Acres	4.93
Year Built	1970
Type	Retail
Sub-Type	Freehold



## Community Information

Address	195 & 301 33 Highway W
Subdivision	Rutland South
City	Kelowna
Province	British Columbia
Postal Code	V1X1X8

## Amenities

Utilities	Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	298
Parking	Parkade

## Interior

Heating	Other
Cooling	See Remarks

## Exterior

Exterior	Other
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## Additional Information

Zoning	Commercial
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## Listing Details

Listing Office	Century 21 Coastal Realty Ltd.
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