

\$1,350,000 - 2720 Tutt Street, Kelowna

MLS® #10360832

\$1,350,000

0 Bedroom, 0.00 Bathroom, 1,678 sqft

Retail

Kelowna South, Kelowna, British Columbia

A one-of-a-kind opportunity for a commercial owner-operator or investor to purchase a versatile strata unit in the heart of South Pandosy. This prime street-front property is nestled in a highly desirable area known for its growing high density of professional services, making it the ideal location for businesses such as lawyers, accountants, financial planners, and more. Spanning 1,678 sq. ft, this unit offers flexibility to suit your business needs. One side features one large space that can be divided into two separate spaces, each boasting its own entrance. With 3 individual ground-level entrances directly off Tutt Street and Osprey Ave, the entire strata unit could function as 3 spaces or 1 large cohesive area. Currently equipped with a custom-made commercial kitchen, the space is turnkey and ready for use but can also be repurposed for any business within the UC5 zoning, including child care, medical office or food use, to name a few. The purchaser will have access to 1,020 sq. ft of usable space. The remaining 658 sq. ft is leased to a tenant until 2028, providing a steady income stream that covers expenses and allows you to focus on your business growth. 3 designated parking stalls and additional parking available in the area. Strata fees are currently \$1,239.51/month. Why lease when you can own a piece of a sought-after, Worman-built building in an iconic part of town? **Interior photos have been modified as renderings to show the space without kitchen equipment.** (id:6289)



Built in 2013

Essential Information

Listing #	10360832
Price	\$1,350,000
Bathrooms	0.00
Square Footage	1,678
Year Built	2013
Type	Retail

Community Information

Address	2720 Tutt Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5A7

Amenities

Parking Spaces	3
Parking	Stall

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Horizon Realty
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