

\$549,000 - 1193 Sunset Drive, Kelowna

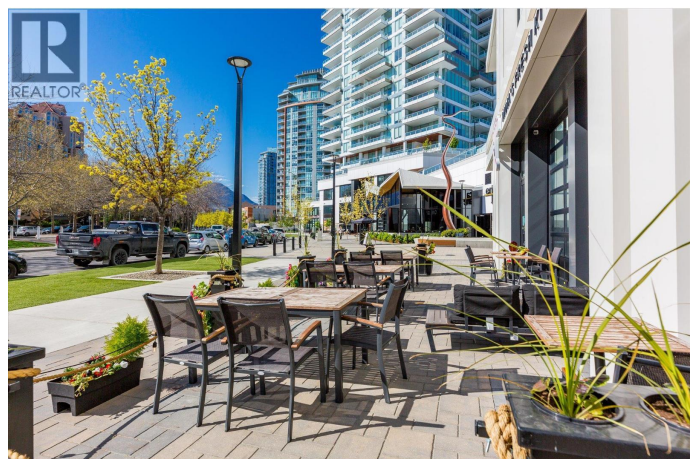
MLS® #10361441

\$549,000

0 Bedroom, 0.00 Bathroom, 2,781 sqft
Hospitality

Kelowna North, Kelowna, British Columbia

Opportunity to acquire the assets of a prominent, downtown Kelowna restaurant with high exposure and foot traffic! The restaurant, Tiffin India's Fresh Kitchen, currently operates as a fast-casual Indian dining restaurant and was outfitted with new equipment and significant leasehold improvements. With a branding change (required in the sale), another restaurateur/entrepreneur can easily continue operations as a profitable Indian restaurant with significant takeout traffic and goodwill associated with the location. However, in this location, a buyer may wish to change uses to other restaurant uses that would align with such a location and high-end buildout (high-end restaurant, cocktail bar, etc). The equipment is largely transferable to other restaurants, except for specialized equipment like the Tandoor oven. The kitchen also includes a walk-in fridge area and a 6x6 foot walk-in freezer. The dining space itself is exceptional, with soaring ceilings and rolling doors that open up to the outside for the summer months, blending into the large outdoor patio space. However, the cosmetics are as high-quality as the mechanical systems, with additions such as a high-quality ventilation system to ensure no odours. There is a long-term lease in place to ensure continuity for a new owner. The assets are being sold significantly under cost, even when attributing appropriate depreciation. Branding, website, etc., are not included in the sale. Please inquire for an NDA and further information



about this asset sale (id:6289)

Essential Information

Listing #	10361441
Price	\$549,000
Bathrooms	0.00
Square Footage	2,781
Type	Hospitality

Community Information

Address	1193 Sunset Drive
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y0J5

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Sotheby's International Realty Canada
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