

# \$2,149,000 - 1607 Ellis Street, Kelowna

MLS® #10363326

**\$2,149,000**

0 Bedroom, 0.00 Bathroom, 4,040 sqft

Other on 0.09 Acres

Kelowna North, Kelowna, British Columbia

Welcome to an exceptional opportunity in the bustling downtown district of Kelowna! This meticulously maintained building boasts a total of 4,320 square feet of leasable space, situated on a generous 4,040 square foot lot with an impressive 141 feet of prime street frontage. Featuring a diverse mix of five tenancies, this property offers a versatile layout suitable for various business endeavors. The ground floor encompasses 3,490 square feet of leasable space, while an additional 830 square feet are available on the upper level. This property has undergone recent upgrades. Notable improvements include the replacement of all three natural gas furnaces in 2022, installation of a new heat pump in November 2023, and replacement of Four AC units in 2022. Enjoy the convenience of triple net leases, covering all building expenses and ensuring a hassle-free owner experience. Among the esteemed occupants are renowned establishments located at 507, 511, 513A, 513B Lawrence Ave, and 1607 Ellis Street, with a recent restaurant renovation in 2024 further enhancing the property's appeal. Strategically positioned on a corner lot and zoned UC1 in the urban core, this property offers excellent visibility and accessibility within Kelowna's downtown high-rise center. Whether you're an investor seeking a lucrative income stream or an entrepreneur looking to establish a thriving business, this commercial gem presents opportunity to capitalize on the vibrant Kelowna market. (id:6289)



## Essential Information

Listing #	10363326
Price	\$2,149,000
Bathrooms	0.00
Square Footage	4,040
Acres	0.09
Type	Other
Sub-Type	Freehold

## Community Information

Address	1607 Ellis Street
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y2A8

## Amenities

Amenities	Public Transit, Schools, Shopping
Features	Level lot, Corner Site

## Interior

Heating	Forced air, Heat Pump, Other, See remarks
Cooling	Central air conditioning, Heat Pump

## Exterior

Exterior	Concrete Block, Stucco, Other
Exterior Features	Level
Roof	Other

## Additional Information

Zoning	Unknown
--------	---------

## Listing Details

Listing Office	Oakwyn Realty Okanagan-Letnick Estates
----------------	--



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

