

FOR LEASE

SOUGHT AFTER
RESTAURANT/RETAIL
SPACE IN LOWER
MISSION

101 - 3275
LAKESHORE ROAD,
KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com


ROYAL LEPAGE KELOWNA

COMMERCIAL






PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
101 - 3275 Lakeshore Road,
Kelowna BC

 **ZONED**
UC5 - Pandosy Urban Centre

 **SQUARE FEET**
1,110 SF

 **TRIPLE NET**
\$10.17 PSF Approx

 **BASE RENT**
\$38.00 PSF

OVERVIEW

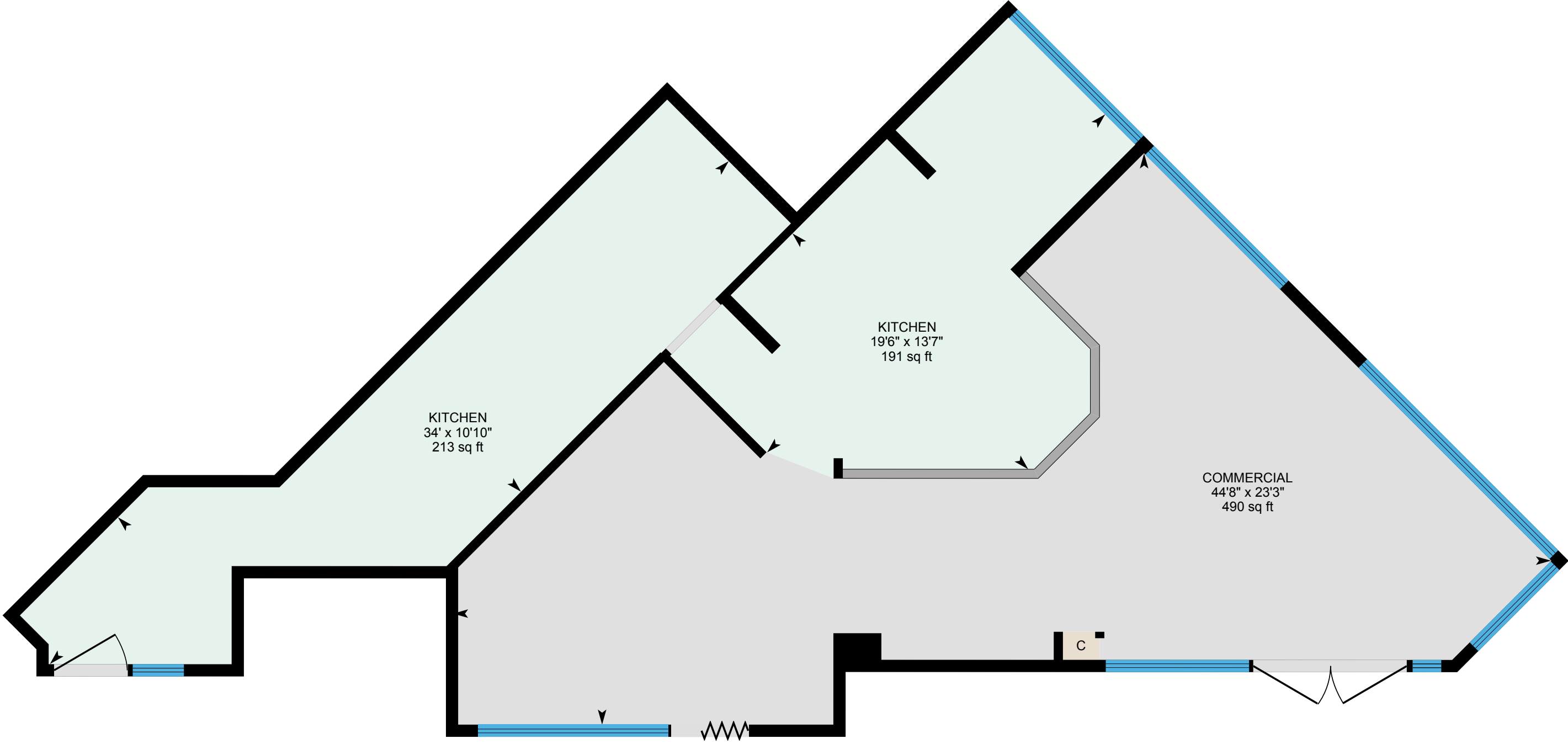
Discover the potential of this 1,100 sq. ft. retail space in the desirable Lower Mission. Previously the the Fixx Cafe and configured for food and beverage use, it accommodates 65 guests (40 indoors and 25 on the patio). The landlord welcomes all tenant types. Enjoy prominent signage opportunities along Lakeshore Road and ample free parking for added convenience.

[CLICK HERE
TO VIEW
THE VIRTUAL TOUR](#)



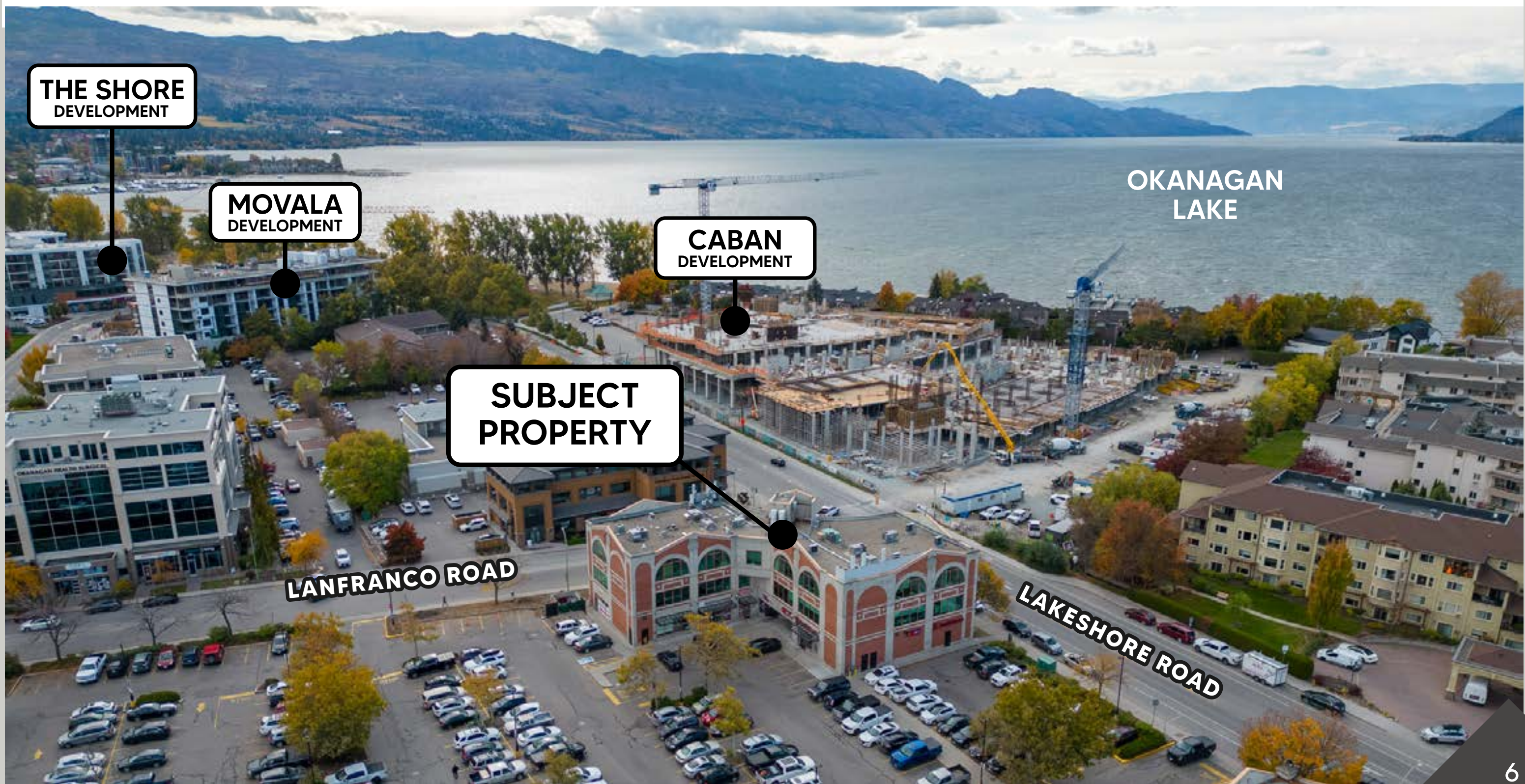


FLOOR PLAN



LOCATION OVERVIEW

Located on Lakeshore Road in the Lower Mission. Situated on the corner in the same lot as Save on Foods. Within proximity to residential developments including Movala, Caban and The Shore. Located in parking lot of high traffic anchor, Save on Foods.





MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).