



**SUBJECT
PROPERTY**

OWNER OCCUPIER OPPORTUNITY LAND & BUILDING IN CENTRAL KELOWNA

1561 SUTHERLAND AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Unique owner-occupier opportunity to purchase land and a 7,132 square foot building in central Kelowna, with ancillary cash flow. Situated on a 0.203-acre lot, this two-story building was built by Rykon Construction in 2006 and features high-quality construction with a history of efficient operations. The building boasts finishes reminiscent of upscale residential properties resulting in great curb appeal.

Positioned in an area earmarked for future high-density development, as per the City of Kelowna 2040 Official Community Plan (OCP), the property offers the opportunity for equity generation, while benefiting from direct proximity to the Landmark District and Highway 97. With three leases in place there is a steady stream of income, plus a 2228 useable square foot unit coming available on the second floor - ideal for an owner occupier.

There are 17 on-site parking stalls and monument signage is visible to traffic travelling both directions on Sutherland Avenue.

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
1561 Sutherland Avenue
Kelowna BC

 **ZONED**
UC2 | Capri-Landmark Urban Centre

 **LOT SIZE**
0.203 Acres

 **BUILDING SIZE**
7,132 SF

 **PID**
006-743-501

 **LEGAL DESCRIPTION**
PLAN KAP3736 LOT 7 DISTRICT LOT 141
EXCEPTPLAN KAP75685

 **PRICE**
\$3,750,000

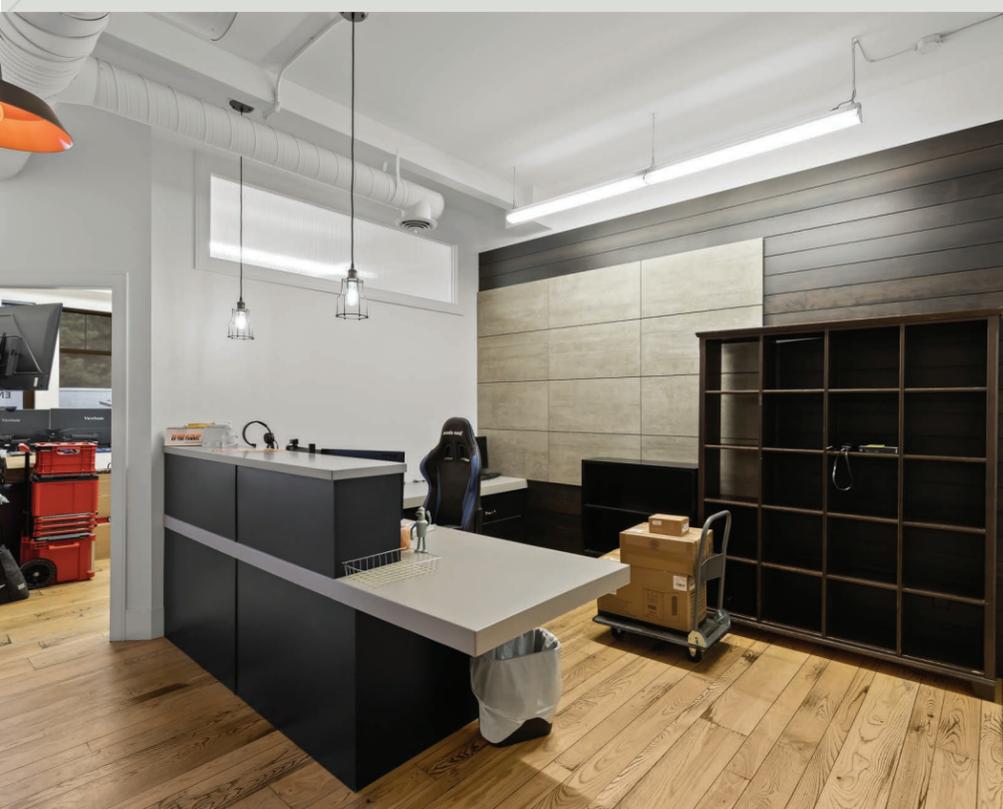
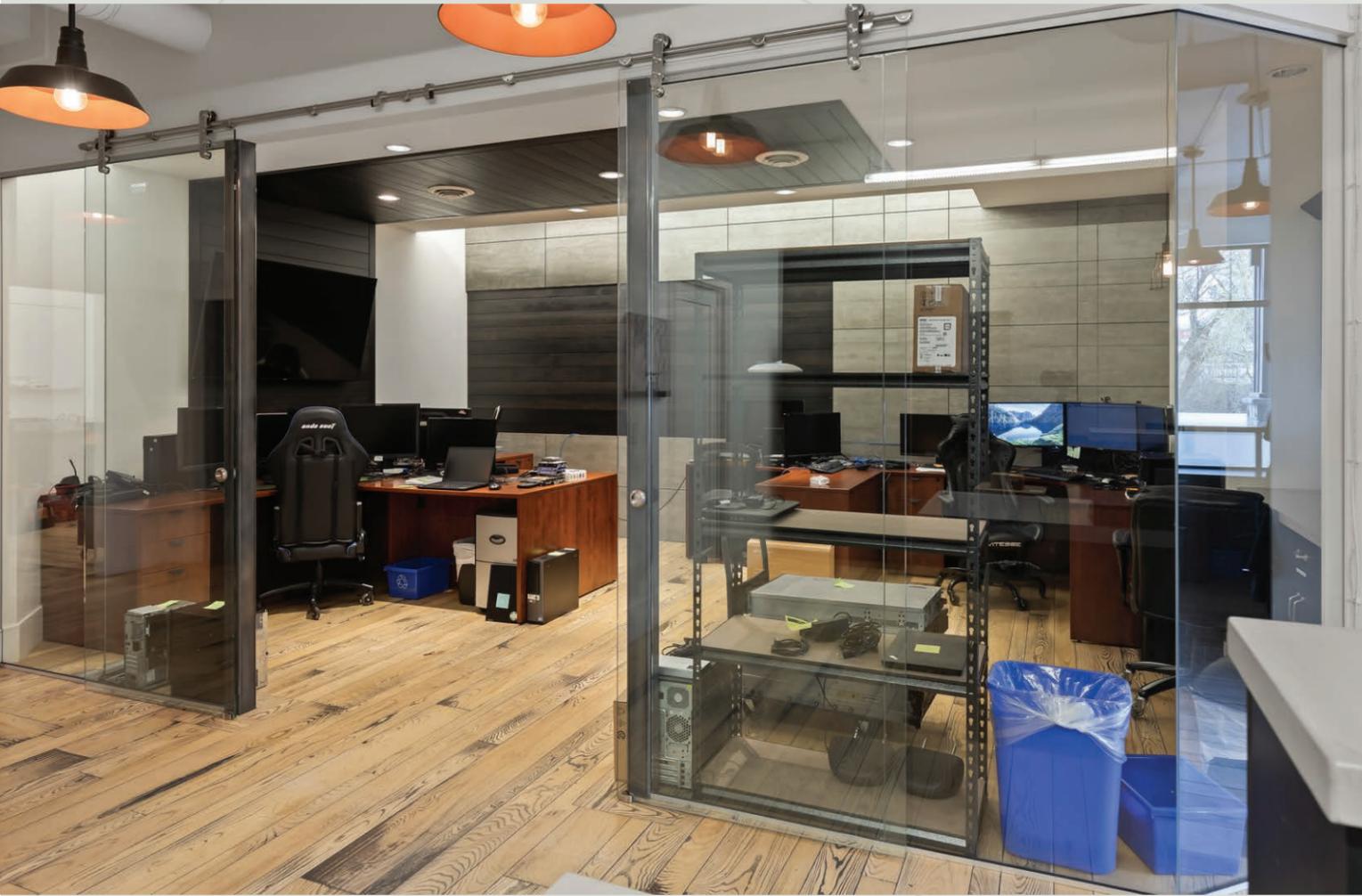
AREA SIZE

TOTAL GROSS AREA	7,132 SF
FIRST FLOOR GROSS AREA	3,489 SF
SECOND FLOOR GROSS AREA	3,643 SF
UNIT 101	1,575 SF
UNIT 102	1,532 SF
UNIT 201	904 SF
UNIT 202* *Owner occupier unit available	2,228 SF

NOTE on measurement method: To arrive at square footage calculations for leased areas, measurements have been taken to the outside surface of the building and corridor walls, and to the centre of the interior common walls. Lease areas have further been 'deemed' using this method and are not grossed up to add a percentage of common area.



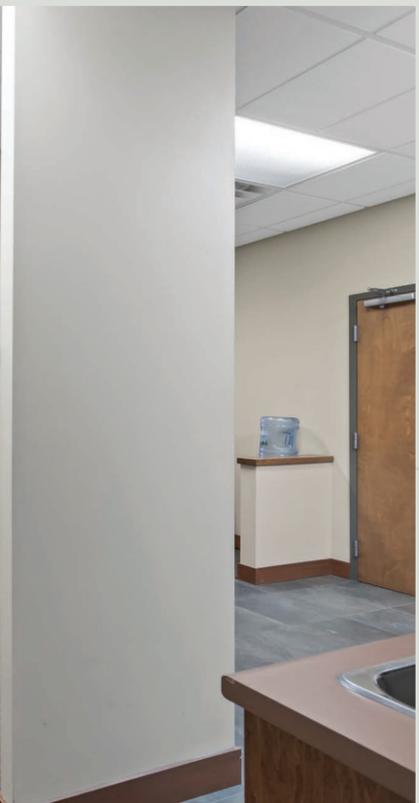
UNIT 101



UNIT 102



UNIT 201



UNIT 202

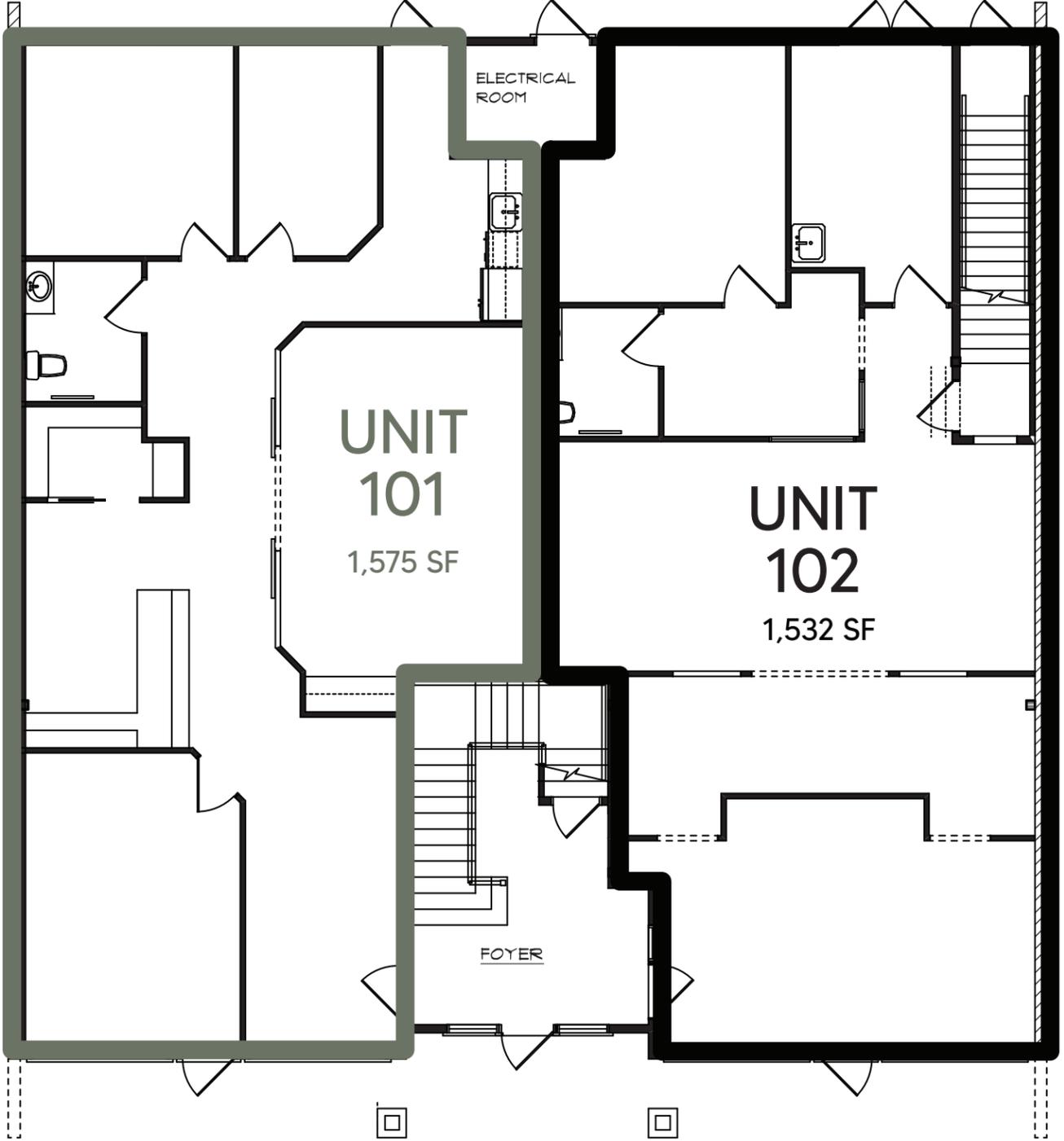


COMMON SPACES

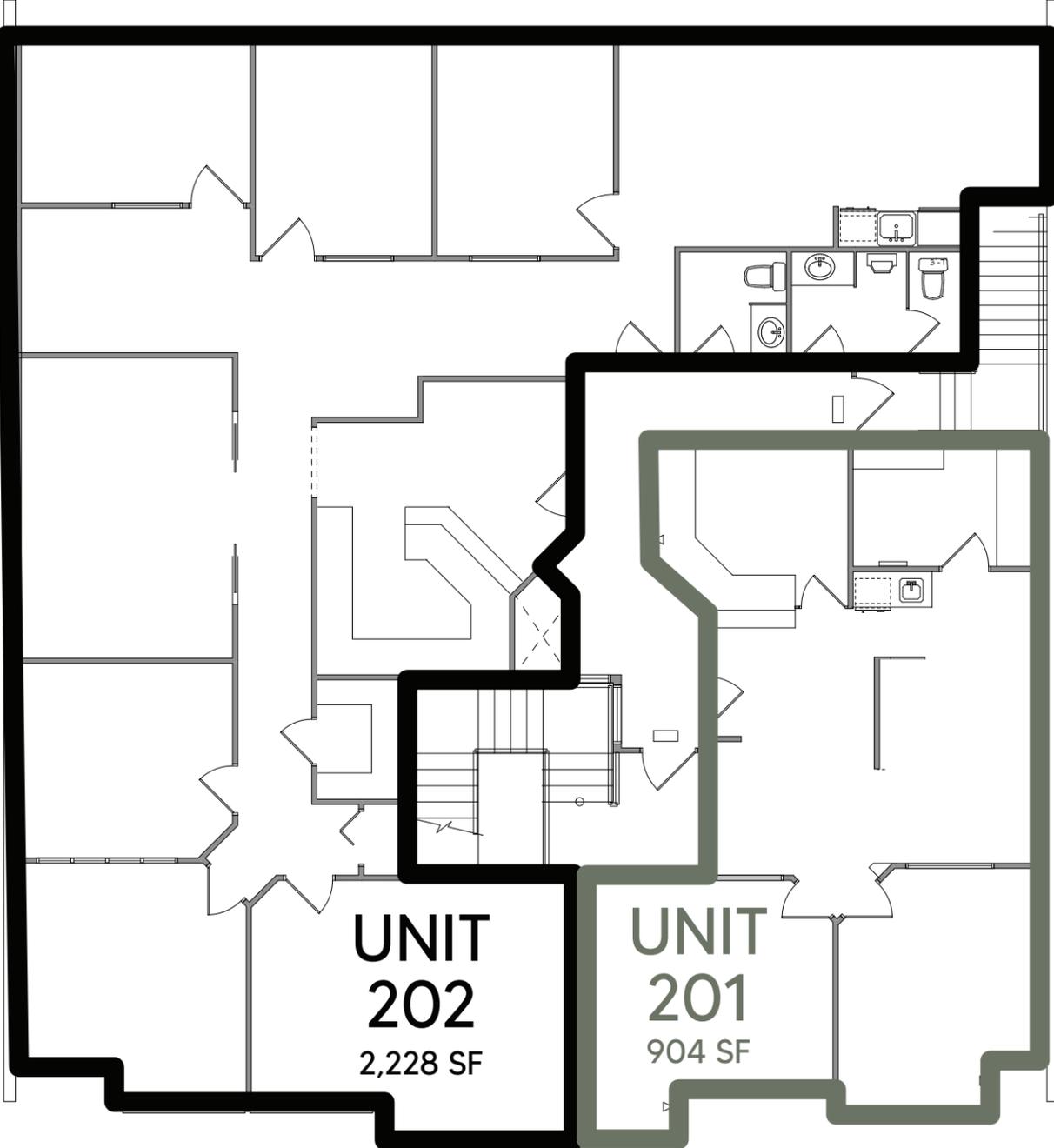


FLOOR PLANS

1ST FLOOR



2ND FLOOR



LOCATION OVERVIEW

Located in central Kelowna just off Highway 97 and Burtch Road on Sutherland Avenue. Situated 5 minutes from downtown, 15 minutes from the airport and within walking distance to a multitude of amenities including residential, retail, restaurants, cafés, greenspace and professional services.





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