

FOR SALE OR FOR LEASE

HIGH-PROFILE, FINISHED OFFICE SPACE
FOR SALE OR LEASE IN SOPA SQUARE

215-3030 PANDOSY STREET | KELOWNA BC

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com





OVERVIEW

Opportunity to own or lease this high-profile, finished office space in SOPA Square, Kelowna's sought-after Pandosy Village area in Lower Mission. Unit 215 offers 1,302 SF of space and is just steps away from the lake, coffee shops and many restaurants. This unit is currently set up for medical use with a west-facing signage opportunity and 1 designated underground stall.

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
215-3030 Pandosy Street
Kelowna BC

 **UNIT SIZE**
1,302 SF


 **ZONING**
UC5 | Urban Centre

 **PROPERTY TAX**
\$6,028.55 (2024)

 **STRATA FEES**
\$733.22 Monthly

 **PARKING**
1 Stall

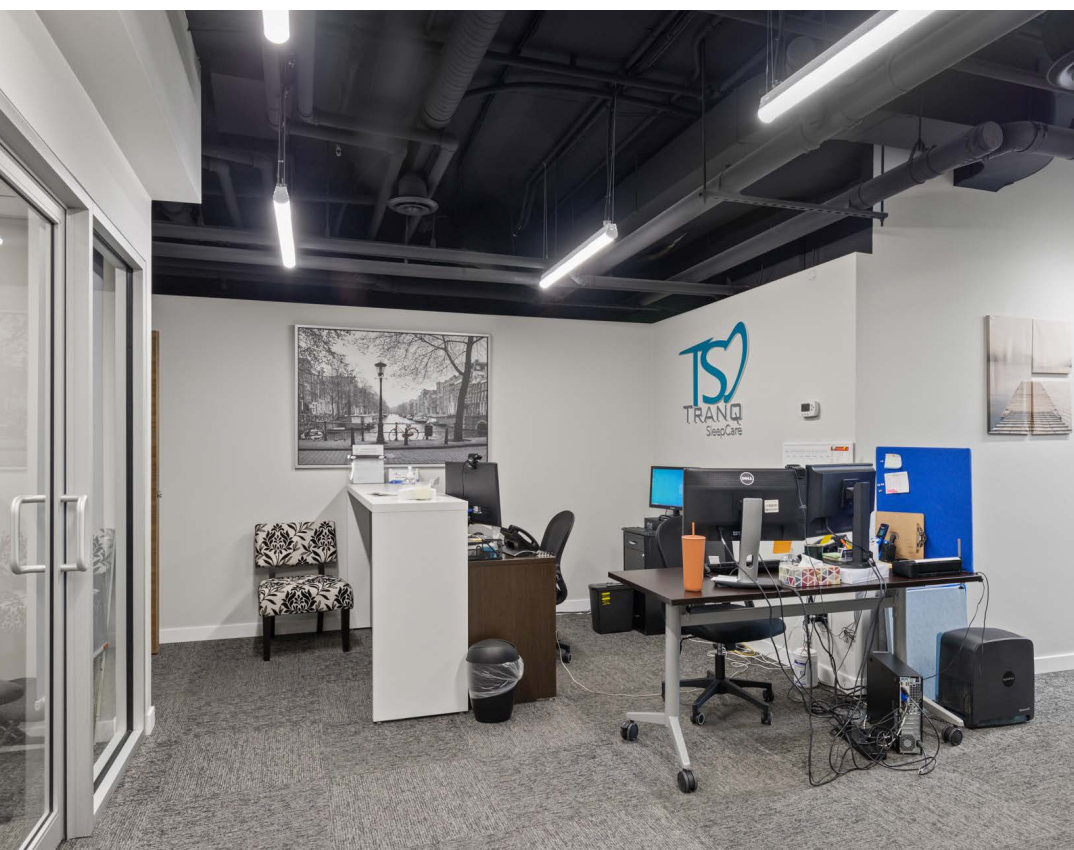
 **PID**
030-543-649

 **LEGAL DESCRIPTION**
STRATA LOT 27, PLAN EPS4136,
DISTRICT LOT 14, SECTION 13,
TOWNSHIP 25, OSOYOOS DIV OF
YALE LAND DISTRICT

 **TRIPLE NET**
~\$13.55/SF

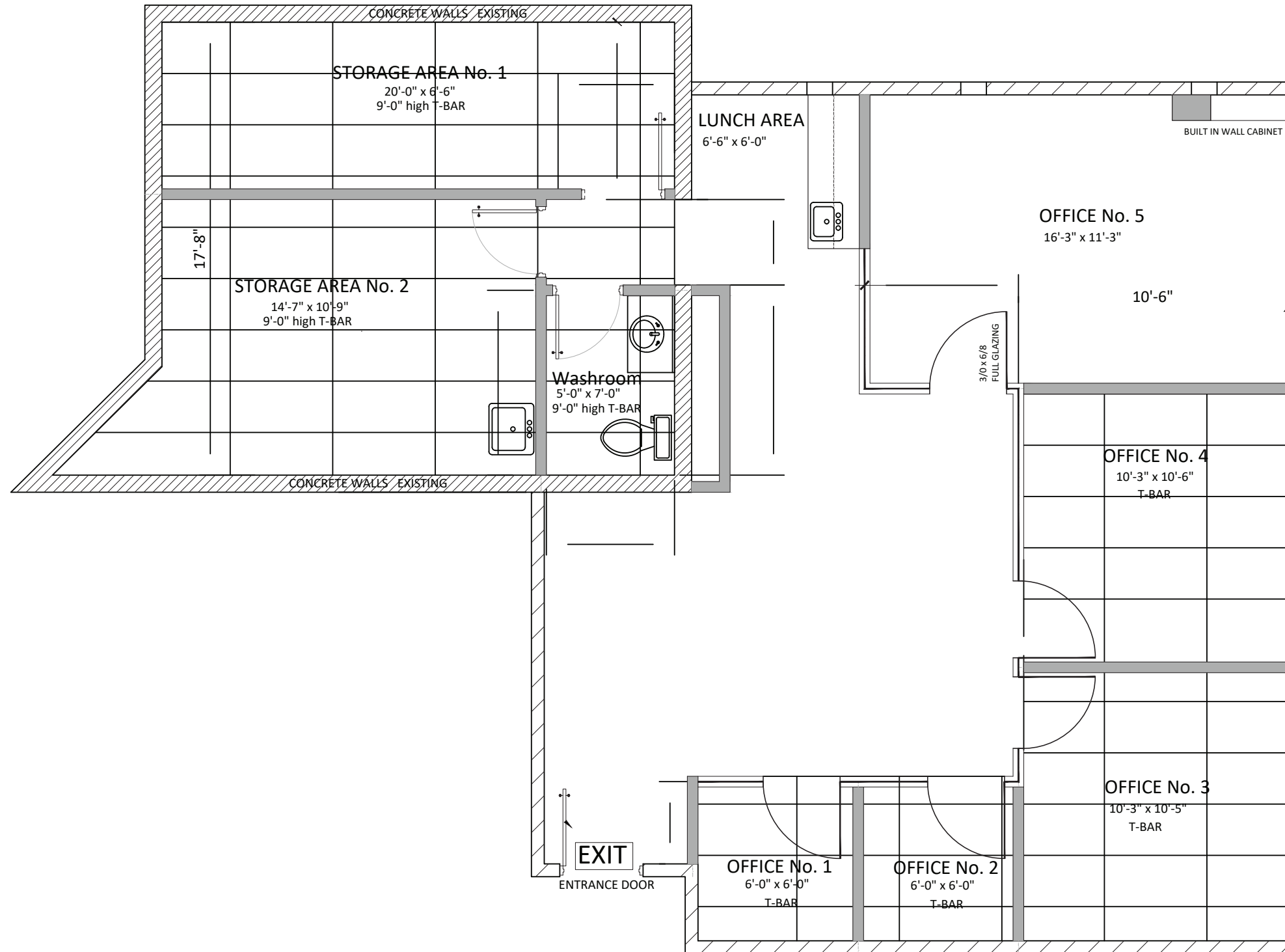
 **LEASE RATE**
\$32/SF +

 **SALE PRICE**
\$878,850





FLOOR PLAN



LOCATION

Situated in the heart of the Lower Mission area, located along coveted South Pandosy Street. This unit is surrounded by multi & single-family residences, boutique retail, office properties and a short walk to the Okanagan Lake.

SOPA SQUARE BUSINESS DIRECTORY

FOOD & DRINK

The Canadian Brewhouse
Famoso Italian Pizzeria
Mucho Burrito
Pita Pit

SHOPPING

Goods Health and Wellness
Chai Rustic

SERVICES

Prime Concrete Coatings
Good Sorts Commercial Cleaning
BlackBean Industrial Marketing
Smarter Financial Planning
Greg Hoffmann Counseling
BlackBean House
OkanaganPhotography
Suttin & Ceidar Consulting Group
AIR JDS
Koselig Counselling
P216 Enterprises
Renee DSouza Psychotherapy
JDS Energy & Mining
Oriental Traditional Healing
Packme.ca

HEALTH & BEAUTY

Pro Motion Clinic
NJ's Organic Hair Salon
GLO Antiaging Youth Lab
Lindy's Lashes
Girlfriends Brow Bar
Neu Movement Pilates &
Physiotherapy
Sopa Square Dental Clinic
Okanagan Eye MD
Innovative Fitness Kelowna
Goods Health and Wellness
Sopa Wellness Centre
Pandosy Village Medical Clinic
Concussion Care Kelowna
Restore Surgical Centre
Dr. Stephan C Mostowy
Jada Skin and Health Institute
Tranq Sleep Care
OKGN Core Chiropractic
Dr. Frank Health PRP & Botox
Kelowna Vasular
TMED Technology
Acumen Clinic Kelowna
EverStrong Health and Wellness
Zee & C Comfort Shoes





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