



**FOR LEASE**

**FLEXIBLE SERVICE COMMERCIAL SPACE  
IN CENTRAL KELOWNA**

1641 COMMERCE AVE, KELOWNA BC

**MEGHAN CORTESE**

PERSONAL REAL ESTATE CORPORATION

250.862.7038

[www.rlkcommercial.com](http://www.rlkcommercial.com)

**MODERN COMMERCIAL TEAM**

ROYAL LEPAGE KELOWNA

**COMMERCIAL**



# UNIT: 107 & 108

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

Unit 107 & 108  
1641 Commerce Ave,  
Kelowna BC



### ZONED

C2



### SQUARE FEET

3,613 SF



### BASE RENT

\$16.50 PSF (sublease)



### TRIPLE NET

\$9.22 (approx)

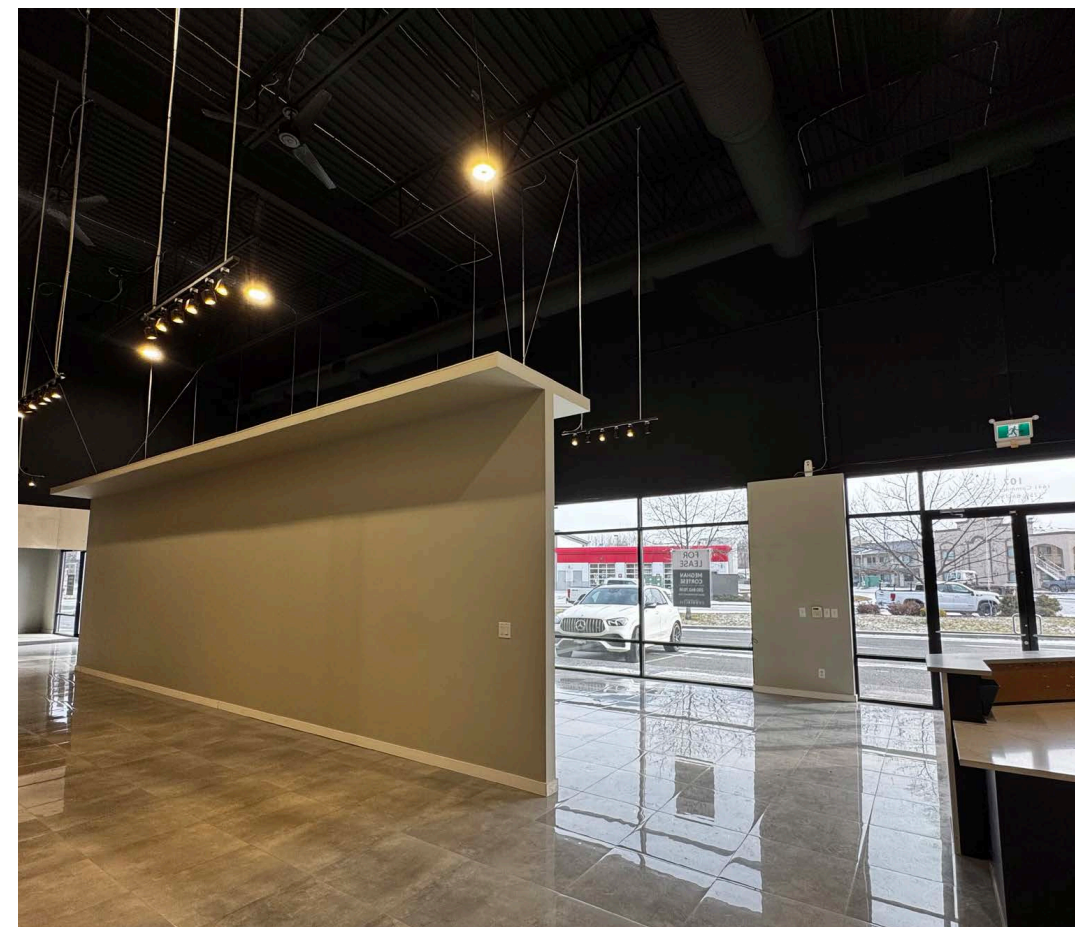
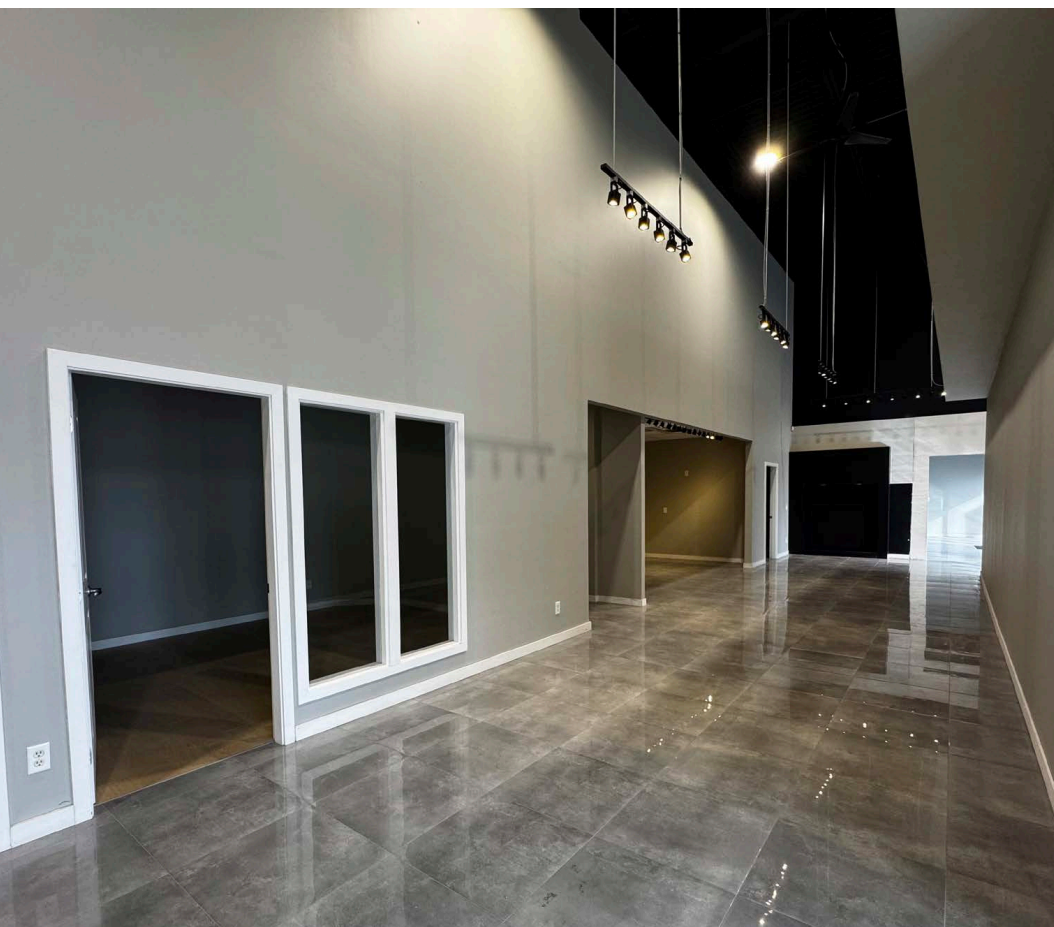


## OVERVIEW

Sublease 3,613 sq. ft. of adaptable service commercial space in Kelowna. Designed for efficiency, this unit offers a welcoming retail showroom at the front and practical warehouse and storage space at the rear. A grade-level loading door streamlines operations, while an open-concept floor plan provides flexibility for merchandising and customer interaction. High-visibility building and pylon signage make this a strategic choice for businesses seeking a well-positioned, turn-key space. Unit may be combined with unit 109 and 110 for a total of 6,491 sq. ft.



UNIT: 107 & 108





## PROPERTY DETAILS



### MUNICIPAL ADDRESS

Unit 109 & 110  
1641 Commerce Ave,  
Kelowna BC



### ZONED

C2



### SQUARE FEET

2,878 SF



### BASE RENT

\$23 PSF



### TRIPLE NET

\$9.22 (approx)

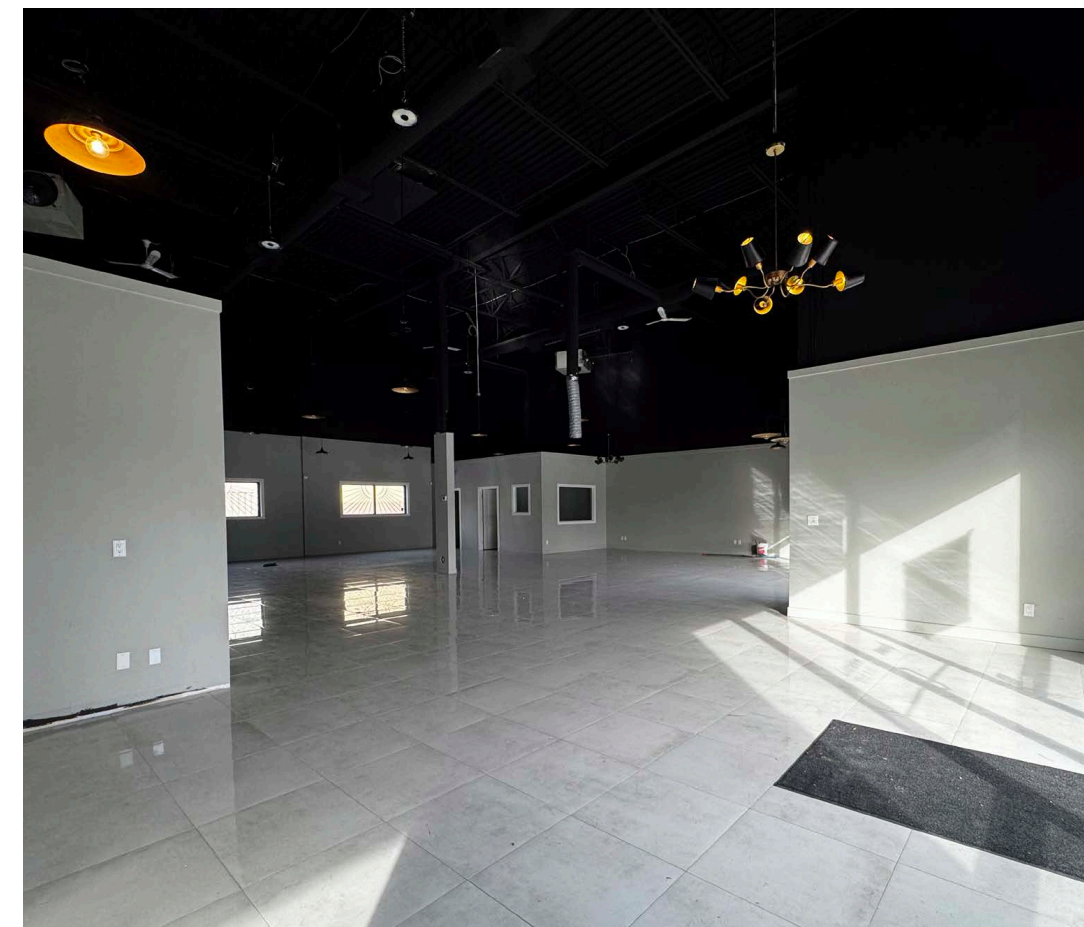
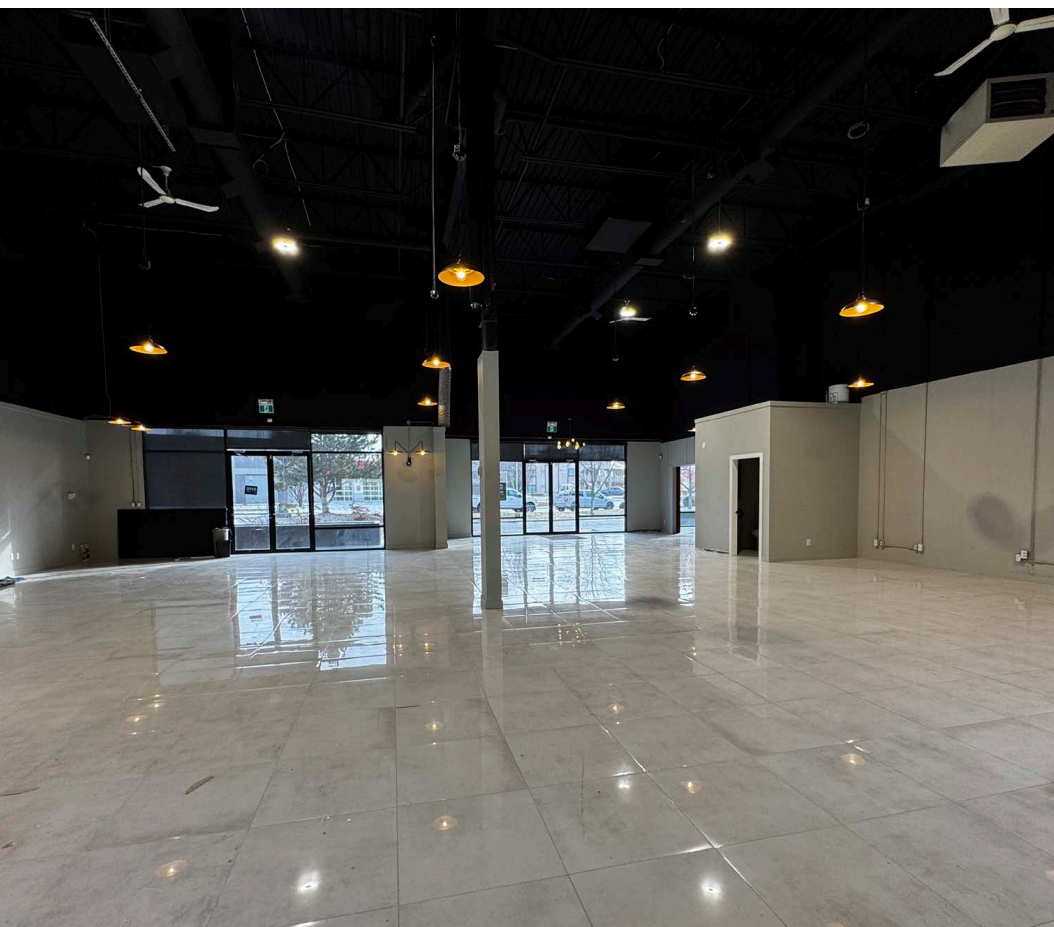


## OVERVIEW

Lease 2,878 sq. ft. of bright, high-exposure showroom space featuring an open floor plan, high ceilings, and quality finishes. This well-maintained unit includes four dedicated parking stalls, with additional customer parking available. The option to add two grade-level loading doors at the rear enhances functionality for a variety of uses. Prominent building and pylon signage opportunities ensure strong visibility in a prime location. Unit may be combined with unit 107 and 108 for a total of 6,491 sq. ft.

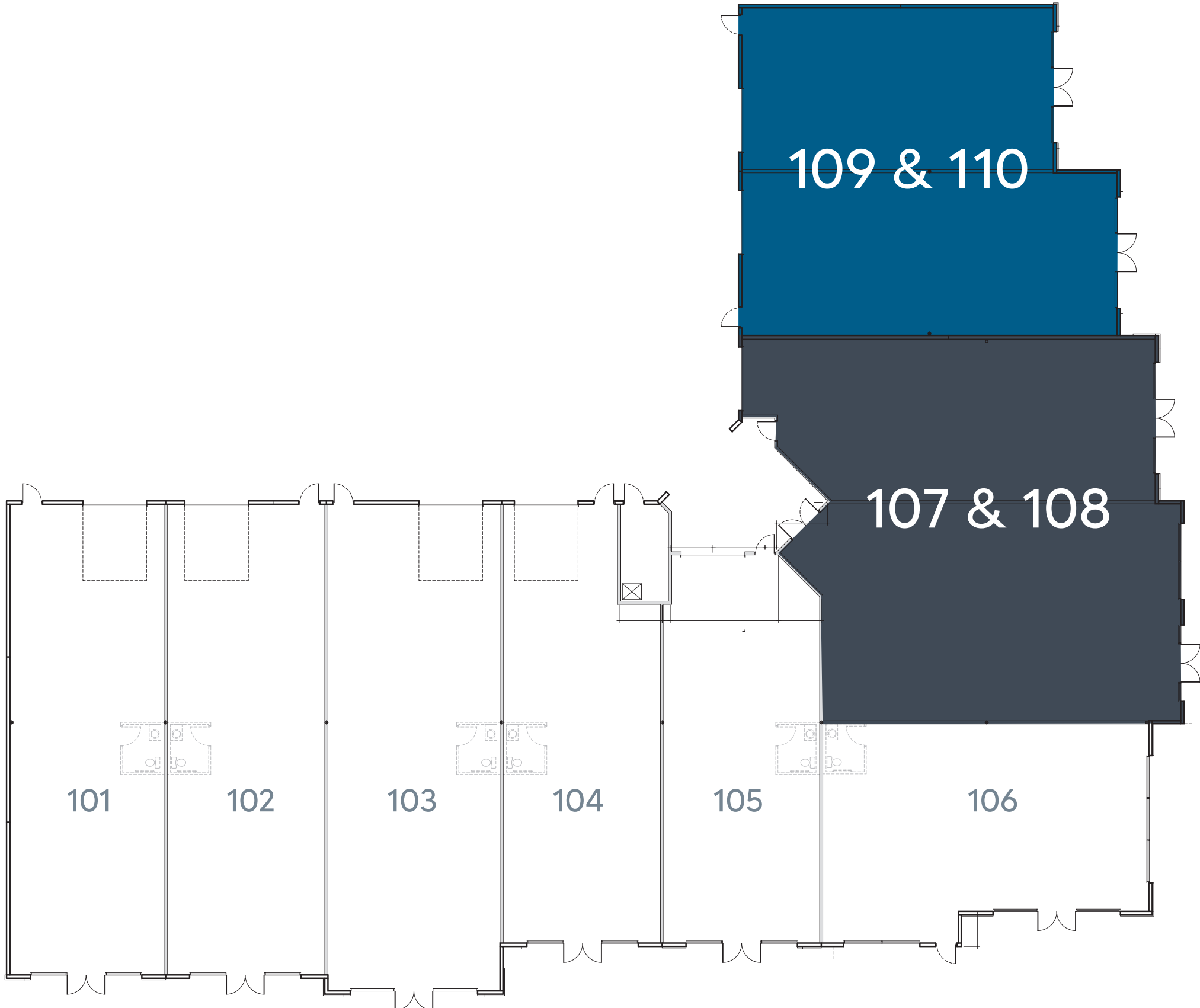


UNIT: 109 & 110





# FLOOR PLAN





# LOCATION OVERVIEW

Located in Kelowna's busy industrial and commercial hub, 1641 Commerce Avenue offers excellent accessibility just off Highway 97. Surrounded by a mix of service businesses, retail, and light industrial uses, this central location provides convenience and visibility for a range of operations.







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