

FOR SALE

RETAIL UNITS AT ALMA ON ABBOTT



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OVERVIEW

RLK Commercial is proud to present a rare opportunity to own small format boutique strata in Kelowna's coveted Lower Mission neighbourhood. ALMA on Abbott offers brand new units from 762 SF up to 3,329 SF at the podium level of a newly built 87-unit residential development, slated for completion Fall 2025.

Positioned just steps from the heart of Pandosy Village, this walkable, amenity-rich location benefits from pedestrian traffic, ongoing residential growth, and a well-established local customer base. The site offers visibility and signage opportunities along Abbott and Cedar, and presents a sleek and modern design.

Owners will benefit from close proximity to the newly opened Pandosy Waterfront Park, offering an appealing lifestyle element to the day to day. This is a prime opportunity to establish your business within a rapidly evolving urban node, well suited for operators focused on both strategic location and value creation through real estate.

PROPERTY DETAILS



MUNICIPAL ADDRESS

3051 Abbott Street, Kelowna, BC



ZONED

UC5 | South Pandosy Urban Centre



UNITS AVAILABLE

4



SIZE:

762 SF - 881 SF

*See page 3

*Can be made contiguous
up to 3,329 SF



PARKING

1 stall per unit



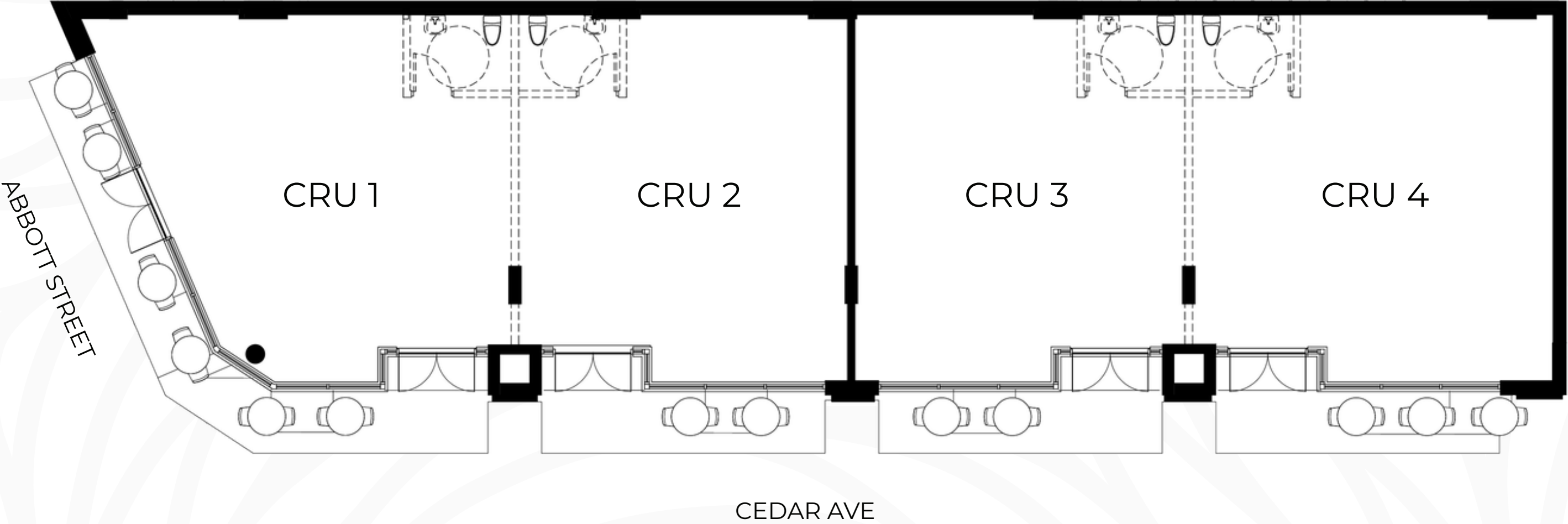
PRICING

Contact Listing Agents

RETAIL SPACE

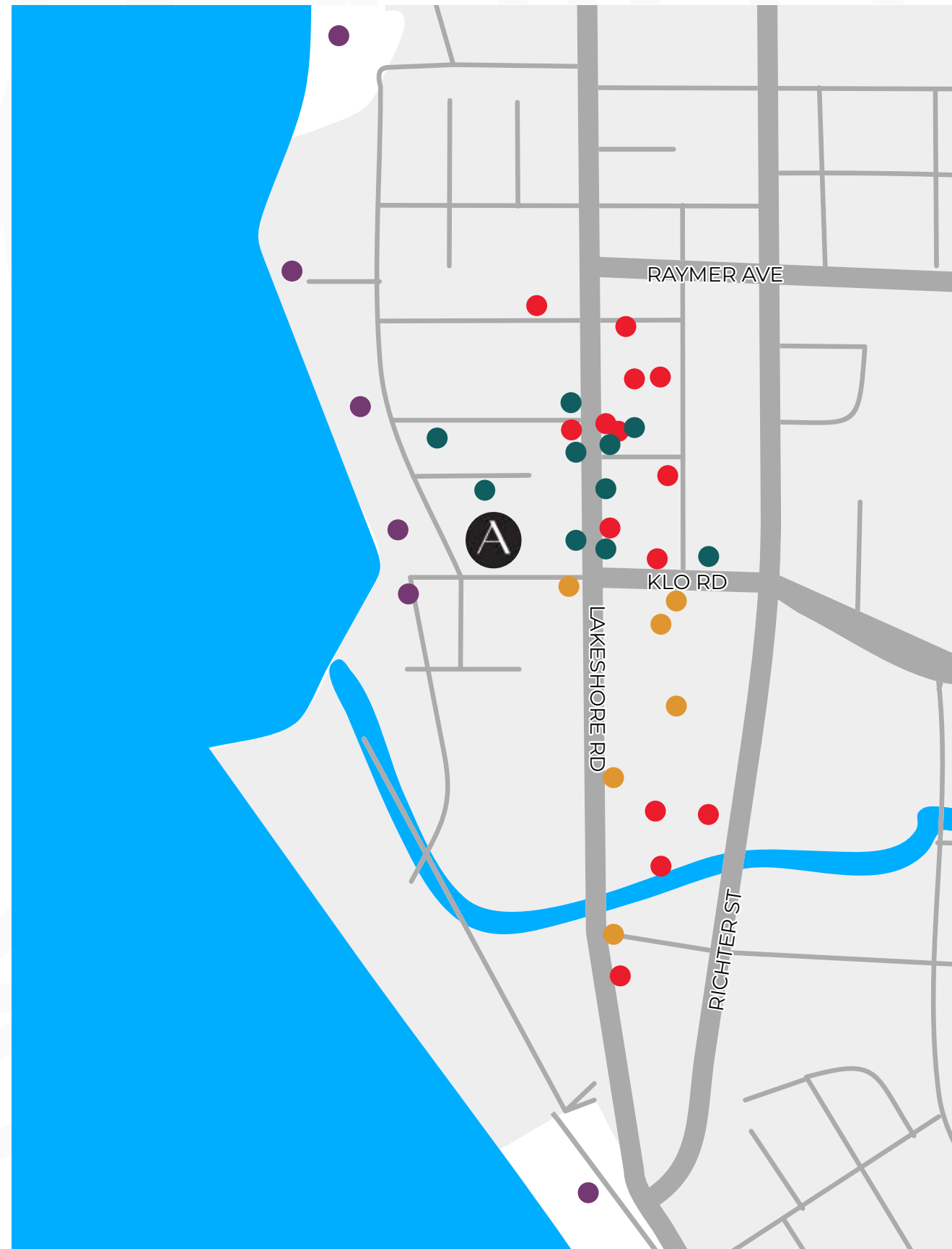
UNIT	SIZE	CEILING HEIGHT	RESERVED PARKING
CRU 1	864 SF	13'9"	1 STALL
CRU 2	762 SF	13'9"	1 STALL
CRU 2	792 SF	13'9"	1 STALL
CRU 4	881 SF	13'9"	1 STALL

CRU 1 - 4: Can be made contiguous up to 3,329 SF



COMMUNITY HIGHLIGHTS

- Average population of 11,275 (within 3km radius)
- Average household income of \$108,000 (within 3km radius)
- Average age of population is 46 (within 3km radius)
- Estimated 5830 residential homes in surrounding neighbourhood (within 3km radius)
- Neighbourhood population has increased by 15% since 2016



- Cafes & Eateries
- Recreation
- Retail
- Services
- Health & Fitness



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MODERN COMMERCIAL TEAM



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