

FOR SALE



SALE LEASEBACK OPPORTUNITY POWERHOUSE – DOWNTOWN KELOWNA

103 – 815 Vaughan Avenue, Kelowna, BC

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EXECUTIVE SUMMARY

A rare opportunity to acquire 1,914 square feet of premium flex strata space at Powerhouse, located in the heart of Kelowna's vibrant Brewery District.

The property is fully leased to Pomme Salon under a new triple net (NNN) lease, offering secure cash flow and minimal landlord responsibility. This investment provides stable income today with long-term flexibility due to its adaptable I1 zoning with retail/office text amendments and high-quality improvements.

THIS OPPORTUNITY COMBINES:

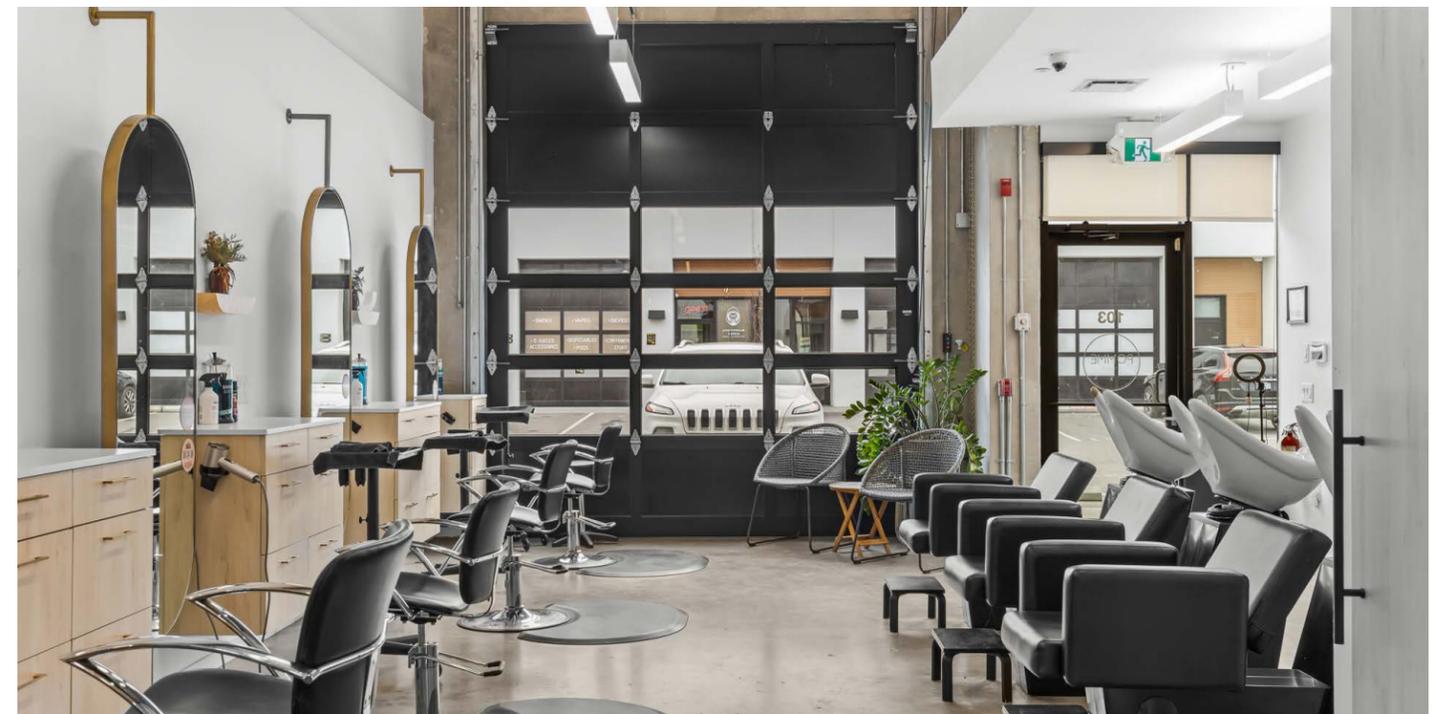
- Established high end hair salon
- Strong exposure along Vaughan Avenue
- High-quality existing build-out
- Flexible industrial zoning with expanded permitted retail and office uses
- Rare small-bay strata investment product in downtown Kelowna

PROPERTY SUMMARY

FEATURE	DETAILS
Address	103 – 815 Vaughan Avenue, Kelowna, BC
Zoning	I1 – Light Industrial
Floor Area	1,262 SF
Mezzanine	±652 SF (50 PSF load capacity)
Year Built	2021
Power	200 Amp
Ceiling Height	24' Clear
Loading	12' W x 14' H Grade Door
Parking	2 Reserved Stalls
HVAC	Fully Distributed
Strata	Industrial Flex Strata
Strata Fees	\$477 per month (approx.)
Price	\$1,250,000

INVESTMENT HIGHLIGHTS

- 1,914 SF total floor area (1,262 SF of ground level & 652 SF of mezzanine)
- New NNN lease in place
- 24' clear ceiling heights
- 12' W x 14' H grade-level overhead door
- 200-amp 3phase 120/208V power
- Two reserved parking stalls
- Fully built out high end hair salon
- Located in Kelowna's Brewery District
- Prominent frontage along Vaughan Ave



SALE LEASEBACK DETAILS

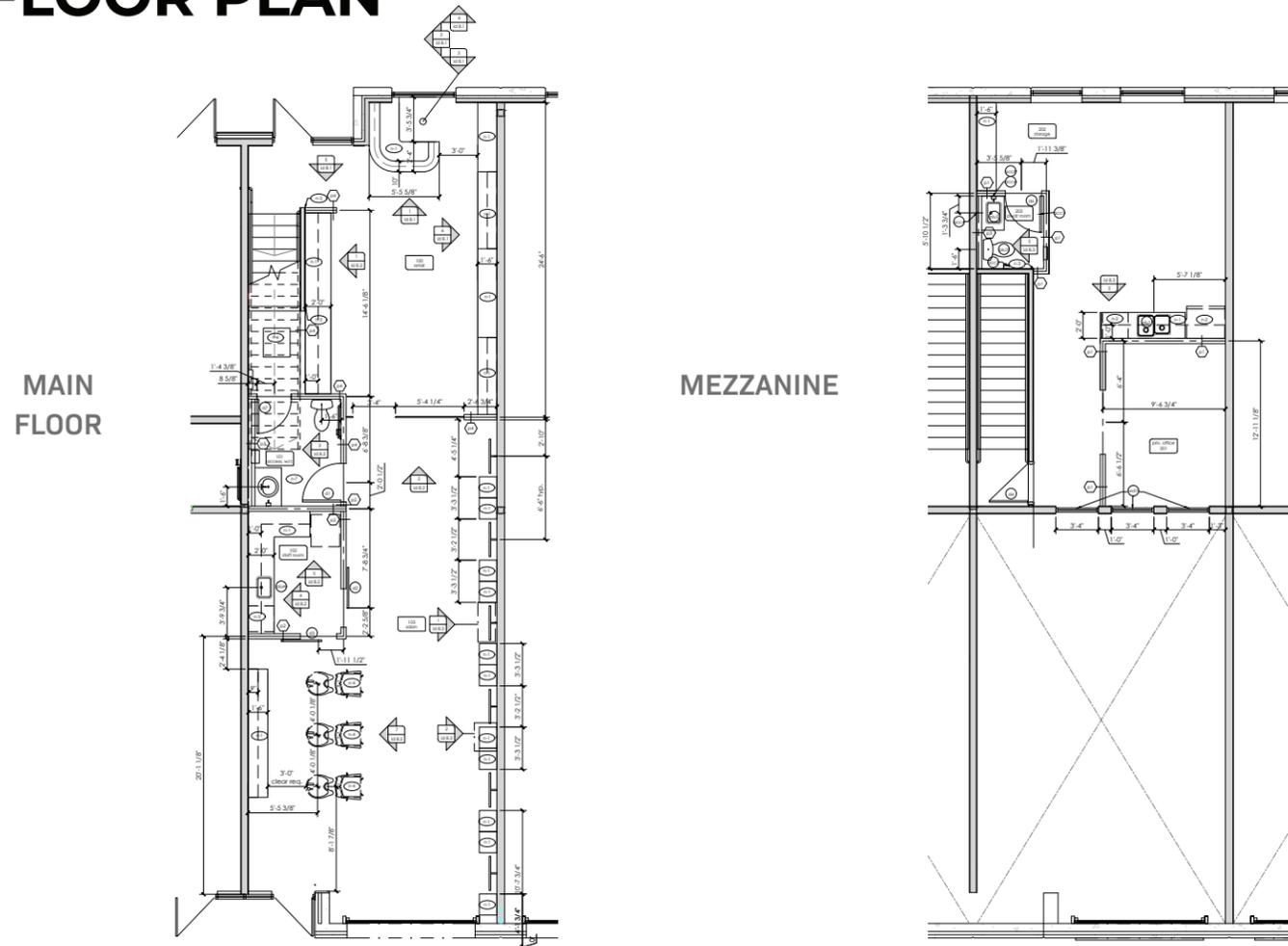
- Tenant:** Pomme Salon
- Lease Type:** Triple Net (NNN)
- Lease Term:** New lease to be executed upon sale
- Operating Costs:** Tenant responsible for property taxes, strata fees, insurance, and operating expenses

This structure offers investors stable income with minimal management obligations while preserving long-term flexibility for future repositioning or owner occupancy.

IDEAL FOR:

- Private investors
- Owner-users seeking future occupancy
- Passive income buyers
- Portfolio diversification

FLOOR PLAN



103 – 815 VAUGHAN AVENUE, KELOWNA, BC

LOCATION OVERVIEW

Situated within Kelowna’s rapidly evolving Brewery District, the property benefits from strong pedestrian and vehicle exposure, proximity to the downtown core, and surrounding mixed-use residential growth.

The Powerhouse development is a modern industrial strata project constructed in 2021 and is highly sought-after for its central location, clean architectural design, and functional small-bay format.

KEY LOCATION ADVANTAGES INCLUDE:

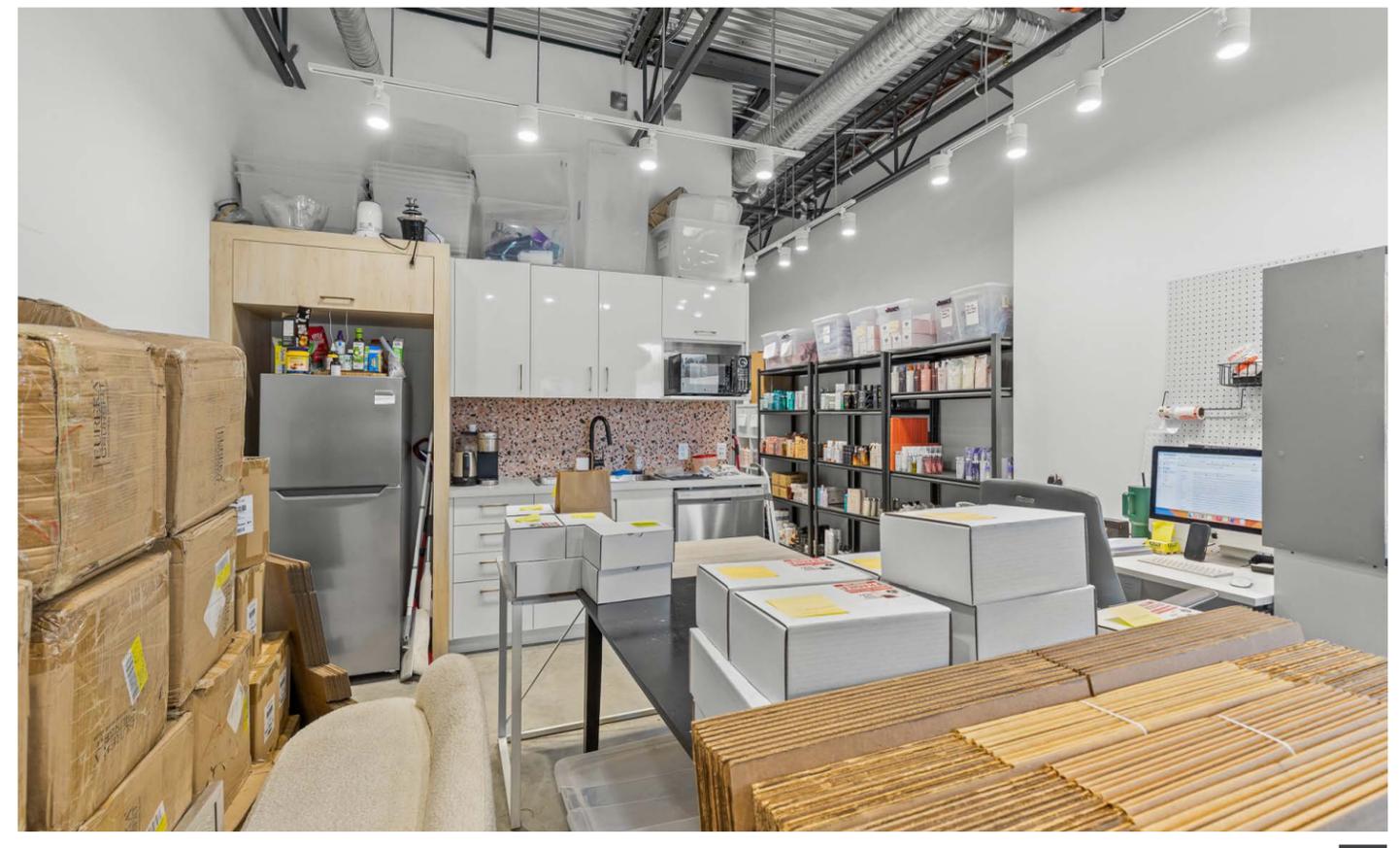
- Central downtown access
- Immediate connectivity to major arterial routes
- Established commercial-industrial node
- Growing residential density nearby
- Desirable urban industrial setting



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PROPERTY PHOTOS





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Full lease package and financial details available upon request.

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