



FOR LEASE

COMMERCIAL RETAIL SPACE FOR LEASE ON BARON ROAD IN CENTRAL KELOWNA

102 - 1905 BARON ROAD, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

MORGAN ASLING

AGENT

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ROYAL LEPAGE KELOWNA

COMMERCIAL

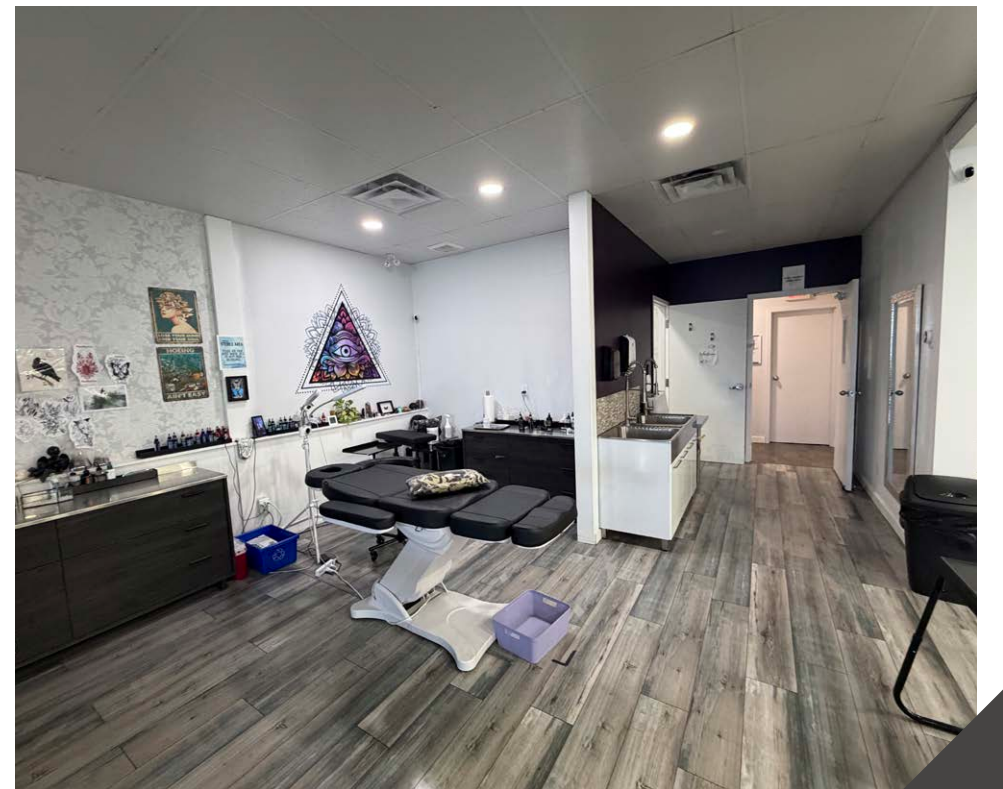
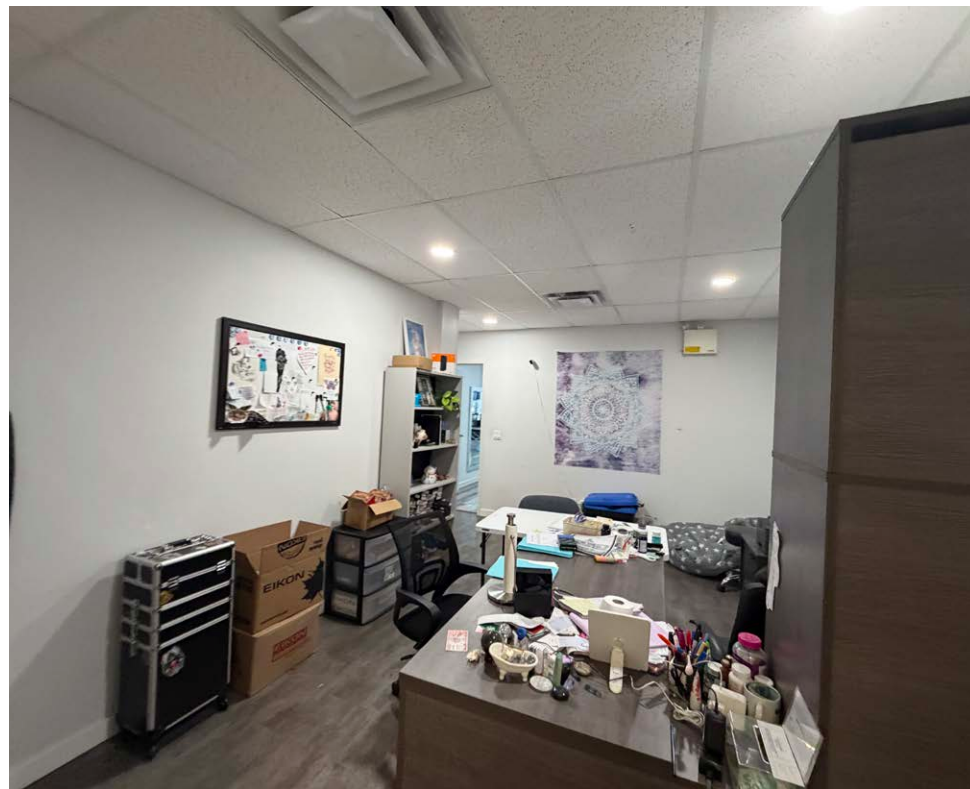
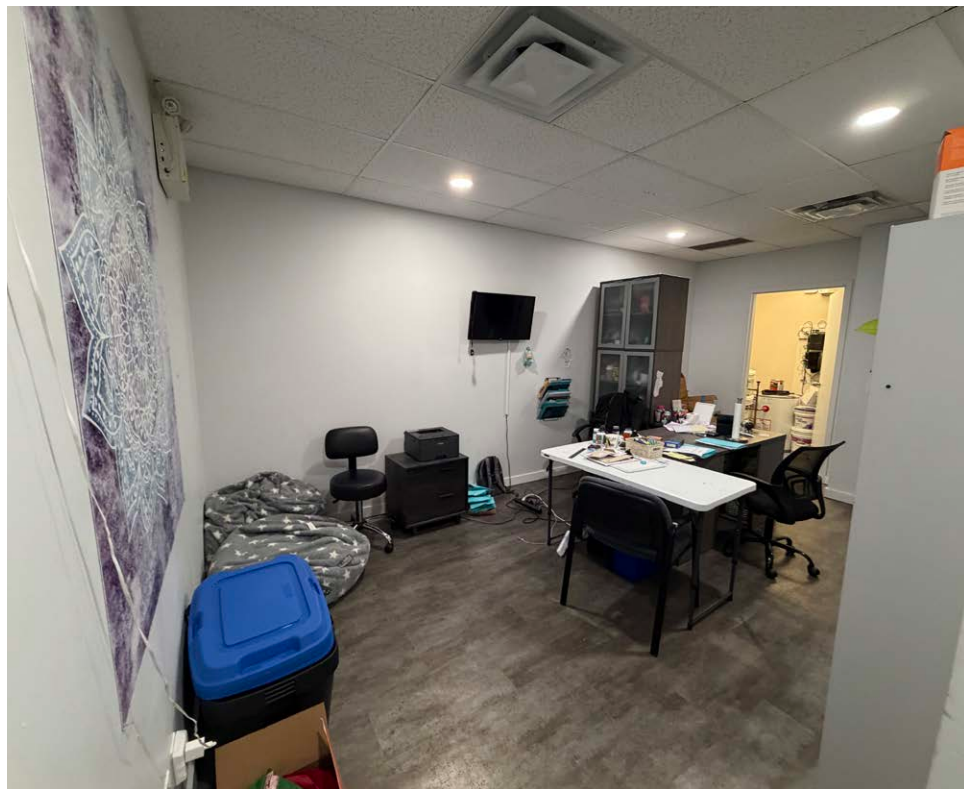
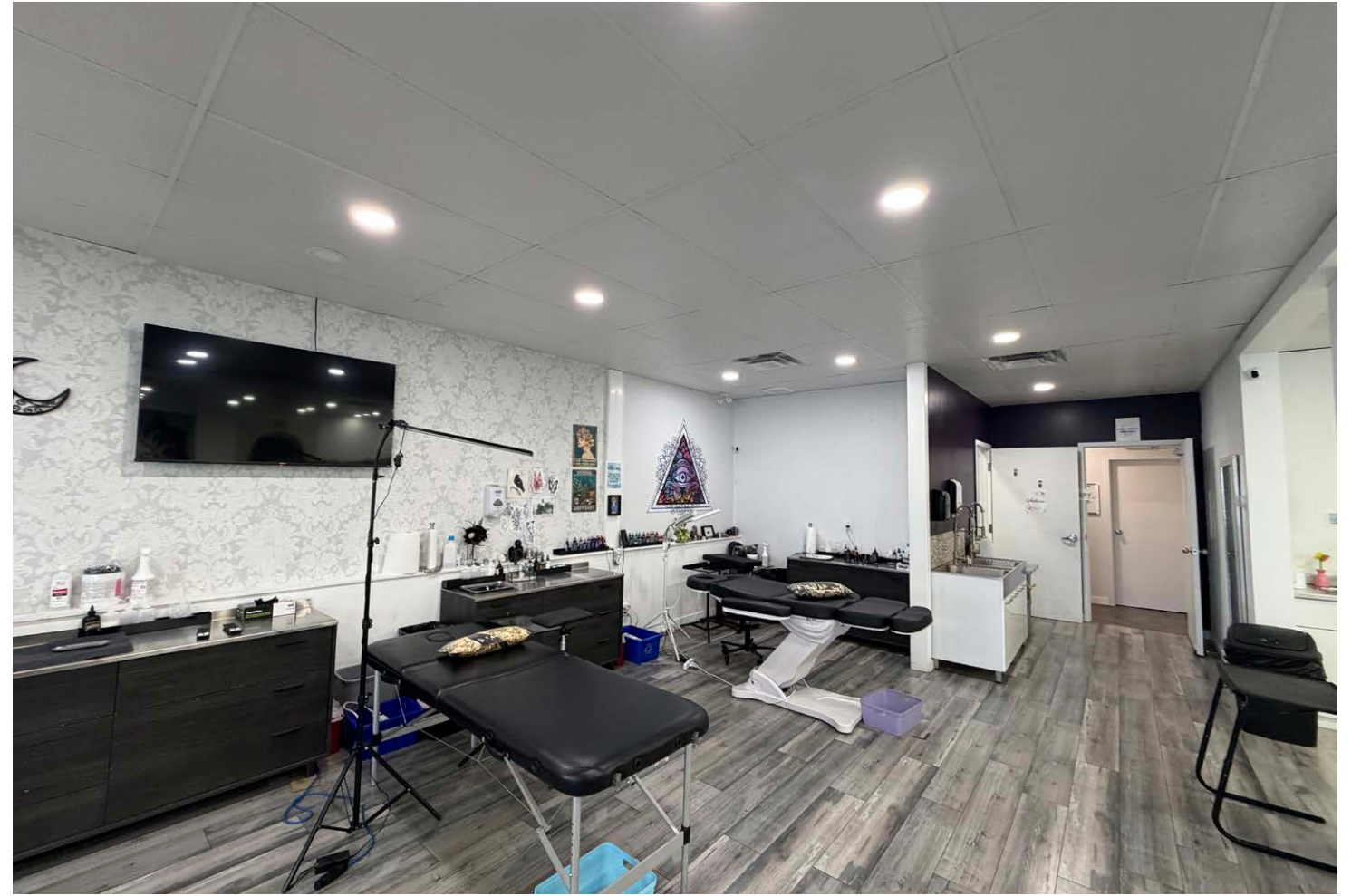


OVERVIEW

Opportunity to lease 1,190 sq.ft. of retail space with prime frontage on Baron Road, one of the most desirable commercial corridors in central Kelowna. The unit features an open floorplan, in-unit washroom, back room, and storage area. Currently utilized as a tattoo studio in combination with Unit 101, the premises will be demised into two separate units, with final square footage to be confirmed upon completion of the demising wall. The property offers ample common parking and excellent exposure to traffic travelling in both directions along Baron Road.

PROPERTY DETAILS

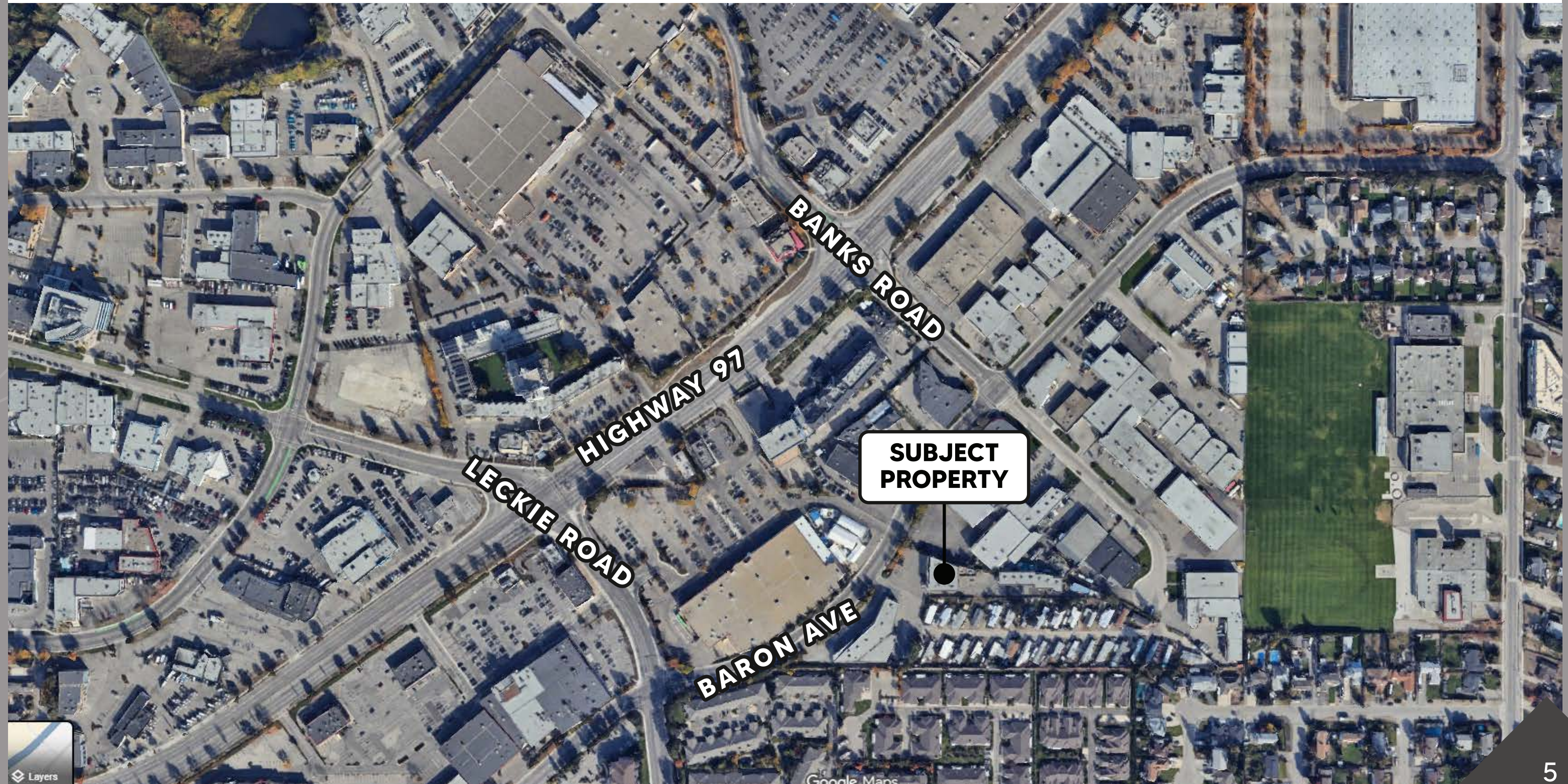
-  **MUNICIPAL ADDRESS**
102 - 1905 Baron Road
Kelowna, BC
-  **ZONED**
C2 | Vehicle Orientated Commercial
-  **LEASABLE AREA**
1,190 SF
-  **PARKING**
On-site common parking
-  **BASE RENT**
\$26 PSF
-  **TRIPLE NET**
\$9.90 PSF





LOCATION OVERVIEW

1905 Baron Road is centrally located within Kelowna's established Baron Road commercial corridor, offering excellent connectivity to Highway 97 and the surrounding Orchard Park retail node. The property is situated in close proximity to Orchard Park Shopping Centre, numerous restaurants and services, and the new Costco location, drawing strong commercial activity to the area. The location provides convenient access for both customers and employees, with nearby public transit routes and strong connectivity to surrounding residential neighbourhoods.





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MODERN COMMERCIAL TEAM

www.rlkcommercial.com

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