



FOR LEASE
COMMERCIAL RETAIL OPPORTUNITY
IN CENTRAL WEST KELOWNA

115 - 3640 GOSSETT ROAD, WESTBANK BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA


COMMERCIAL



OVERVIEW

Prime retail/commercial opportunity in the heart of Westbank Centre. This 1,848 sq. ft. unit is ideally situated just off Highway 97, offering excellent accessibility and exposure within a well-established commercial plaza. The space is currently vacant and available for immediate occupancy, providing flexibility for a variety of retail, service, or office users. The unit benefits from shared on-site parking in common with other tenants and is surrounded by a strong mix of established businesses, driving consistent traffic to the area. Its central location places it within close proximity to major amenities, residential neighbourhoods, and key commercial nodes in West Kelowna. An excellent opportunity for tenants seeking a centrally located, move-in ready space in a high-demand corridor.

PROPERTY DETAILS


 **MUNICIPAL ADDRESS**
115 - 3640 Gossett Road,
Westbank, BC

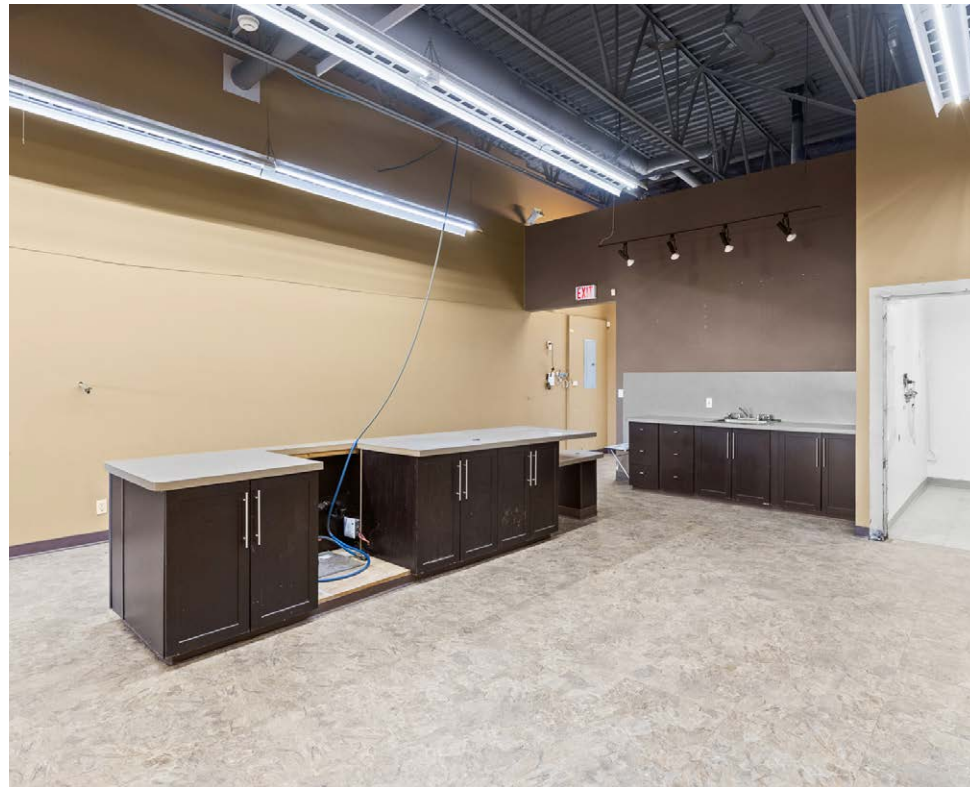
 **ZONED**
RC | Retail Commercial

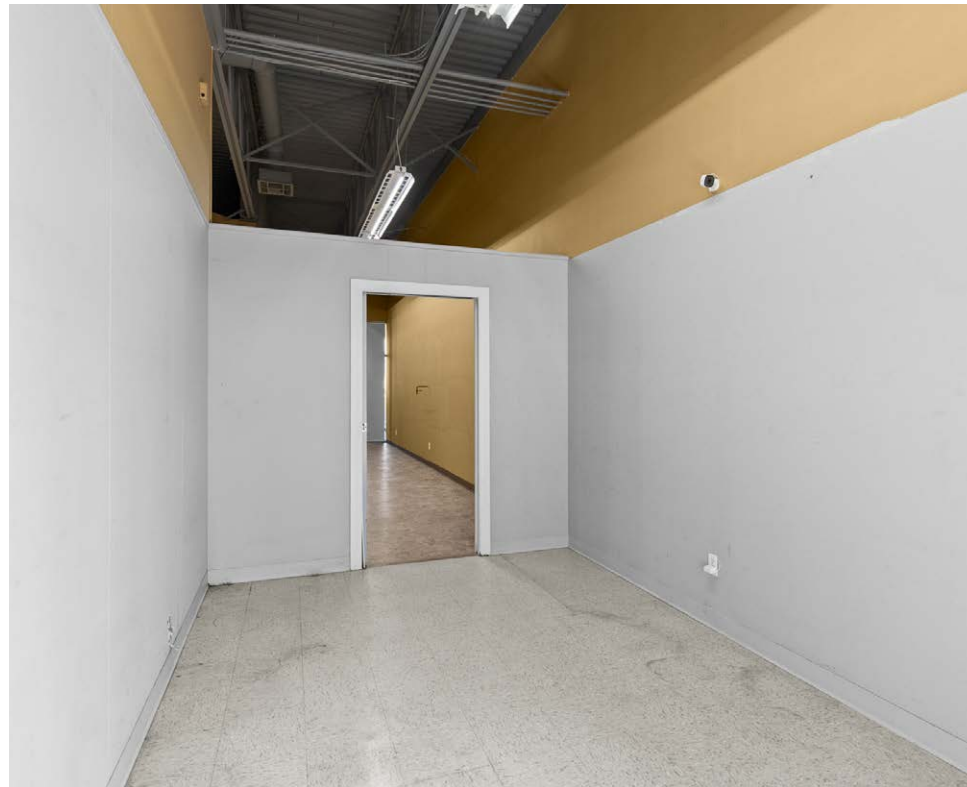
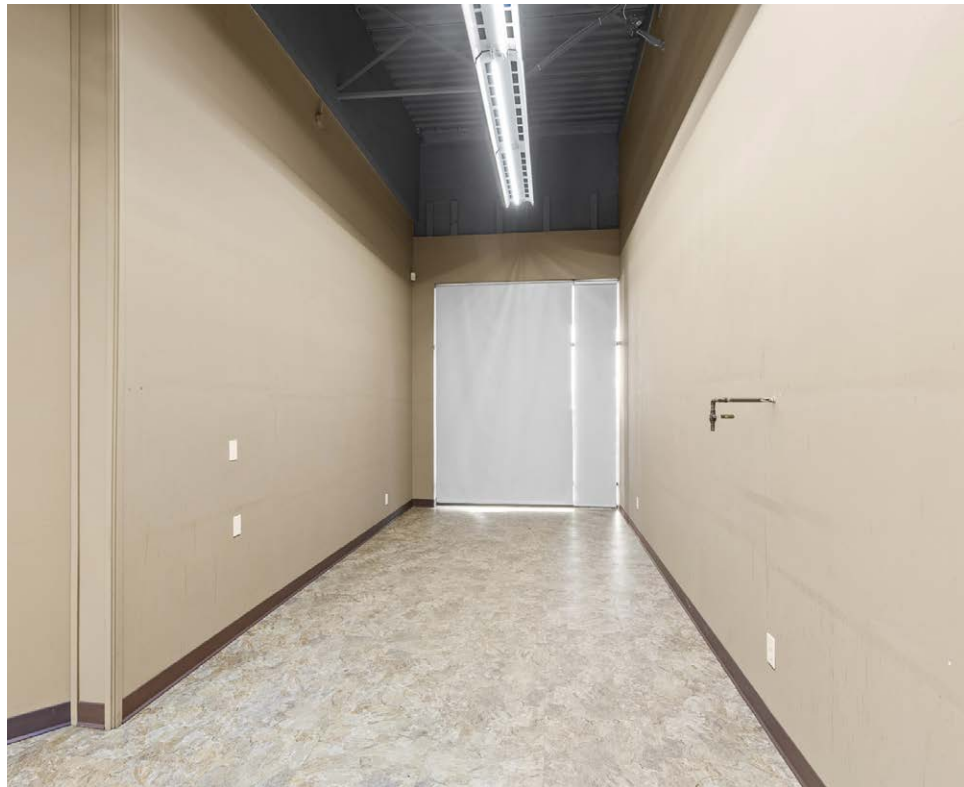
 **LEASABLE AREA**
1,848 SF

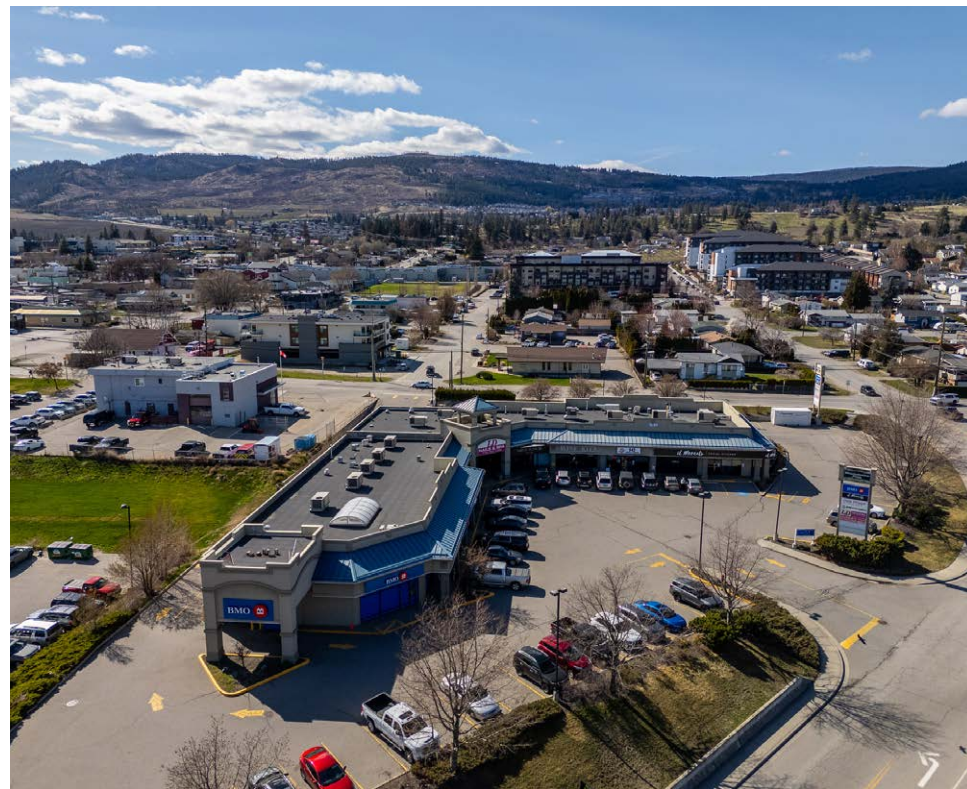
 **PARKING**
On-site common parking

 **BASE RENT**
\$18.50 PSF

 **TRIPLE NET**
\$9.62 PSF
*in-suite utilities not included







LOCATION OVERVIEW

Unit 115 – 3640 Gossett Road is ideally located in the heart of Westbank Centre, West Kelowna’s primary commercial hub. Positioned just off Highway 97, the property offers excellent accessibility and convenient connections to Kelowna and the broader Central Okanagan.

Surrounded by a strong mix of retail, service, and professional tenants, the area benefits from consistent traffic and close proximity to everyday amenities including grocery stores, restaurants, and financial institutions. This central location provides an excellent opportunity for businesses seeking visibility and accessibility within a well-established commercial node.





MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

MODERN COMMERCIAL TEAM

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).