

FOR SALE

RETAIL UNITS AT ALMA ON ABBOTT

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OVERVIEW

RLK Commercial is proud to present a limited opportunity to own one of the final remaining boutique commercial strata units in Kelowna's coveted Lower Mission neighbourhood. ALMA on Abbott offers two remaining brand-new, podium-level commercial strata units within a newly built 87-unit residential development ready for immediate possession.

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

2



SIZE:

776 sF - 862 sF

*See page 3



PARKING

1 stall per unit



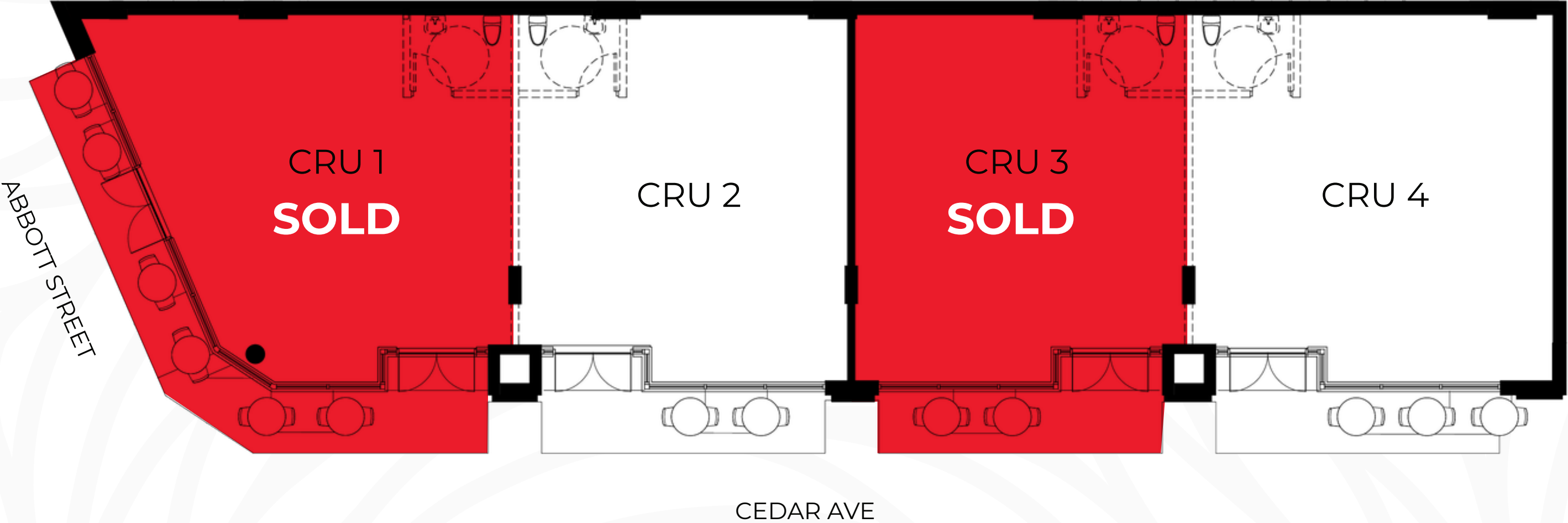
PRICING

CRU 2 - 776 SF - \$659,600

CRU 4 - 862 SF - \$732,700

RETAIL SPACE

UNIT	SIZE	CEILING HEIGHT	RESERVED PARKING	PRICE
CRU 1	839 SF	13'9"	1 STALL	SOLD
CRU 2	776 SF	13'9"	1 STALL	\$659,600
CRU 3	776 SF	13'9"	1 STALL	SOLD
CRU 4	862 SF	13'9"	1 STALL	\$732,700



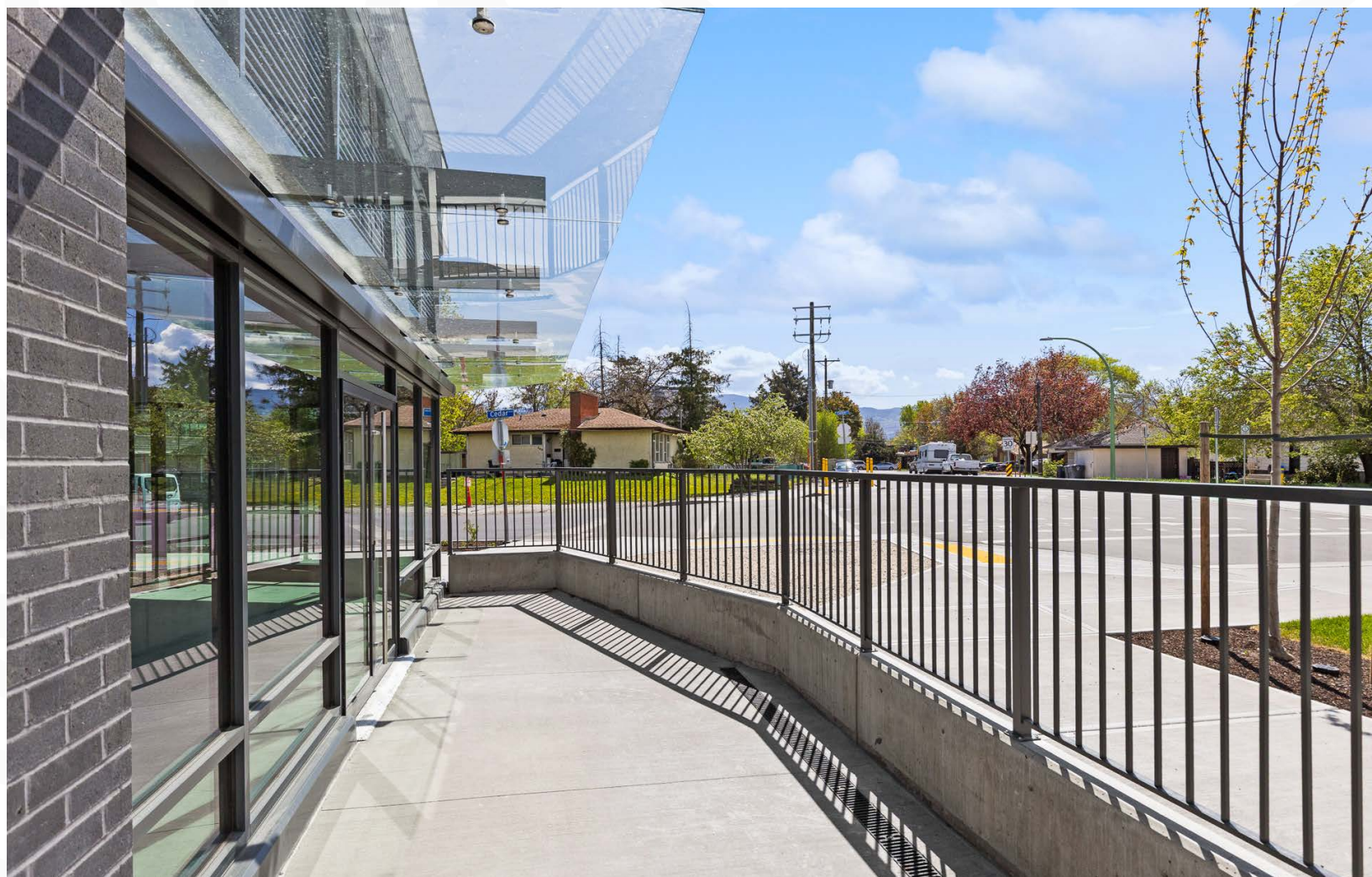


CRU 1

CRU 2

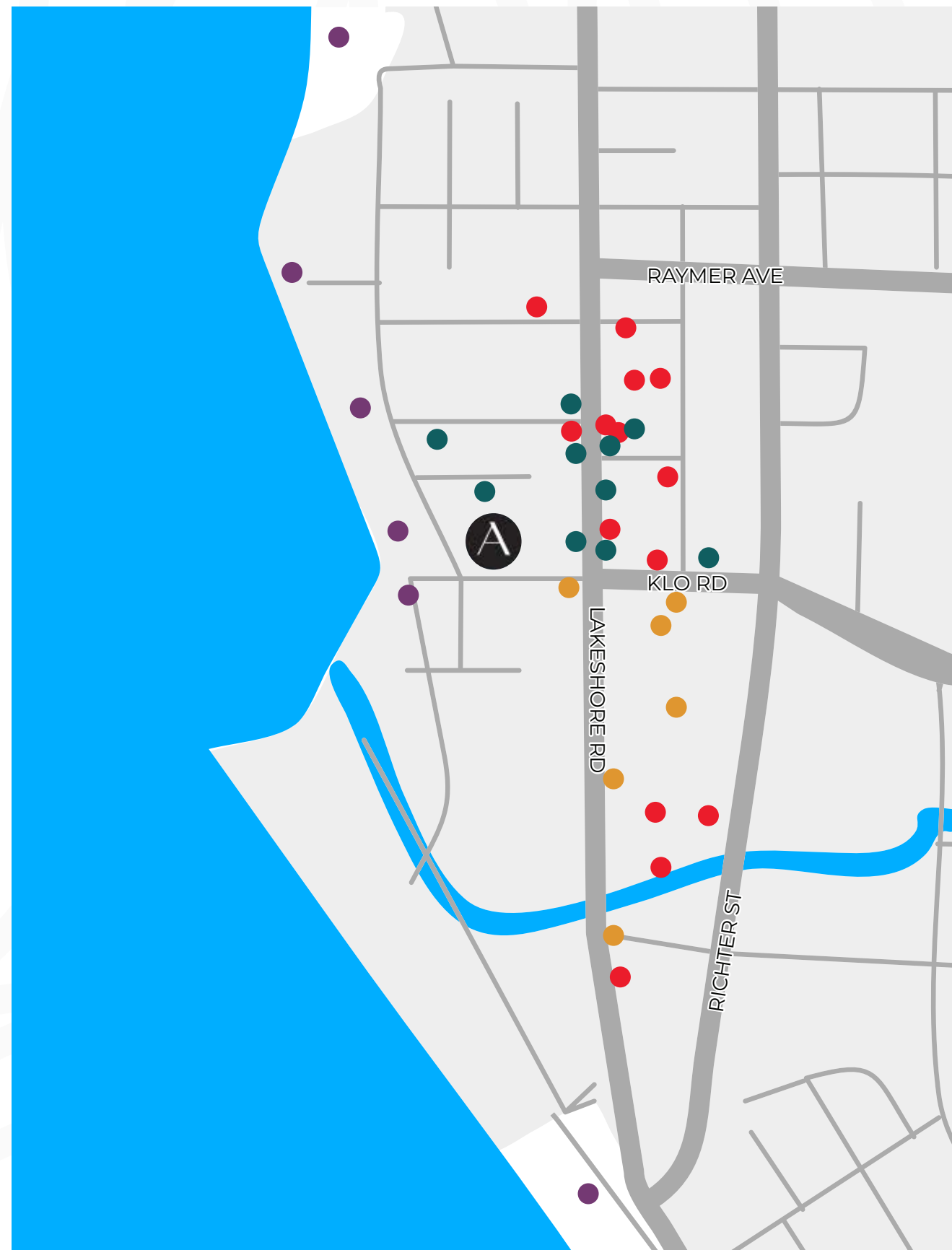
CRU 3

CRU 4



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



MISSION GROUP

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