

1561A PANDOSY STREET, KELOWNA
± 763 SF OF RETAIL STOREFRONT IN DOWNTOWN

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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TURNKEY PERSONAL SERVICES ESTABLISHMENT



CLOSE PROXIMITY TO BERNARD AVENUE



EXCELLENT SIGNAGE OPPORTUNITIES



AVAILABLE IMMEDIATELY

OVERVIEW

1561A Pandosy Street consists of approximately +/- 763 SF of retail storefront in the heart of downtown Kelowna. This beautifully improved space is full of character elements, with an open layout to accommodate a number of different retail and/or personal service establishments. The large bay windows allow for abundant natural light throughout the space, with excellent signage and exposure opportunities. Considered both a "walker's and biker's paradise", the unit is located a half a block away from Bernard Avenue, Kelowna's busiest pedestrian corridor. Current business is operating as a well-established barbershop, willing to create a turnkey opportunity for someone looking to also acquire trade fixtures and equipment. Sublease term runs through May 30, 2029.

SALIENT FACTS

SIZE	± 793 SF
BASIC RENT	\$22.66/SF
ADDITIONAL RENT	\$11.13/FT PLUS MANAGEMENT FEES
TERM EXPIRY	MAY 30, 2029



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

DRIVING TIMES

HWY 97 **2 MIN DRIVE**

HWY 33 **13 MIN DRIVE**

KELOWNA YLW AIRPORT **21 MIN DRIVE**

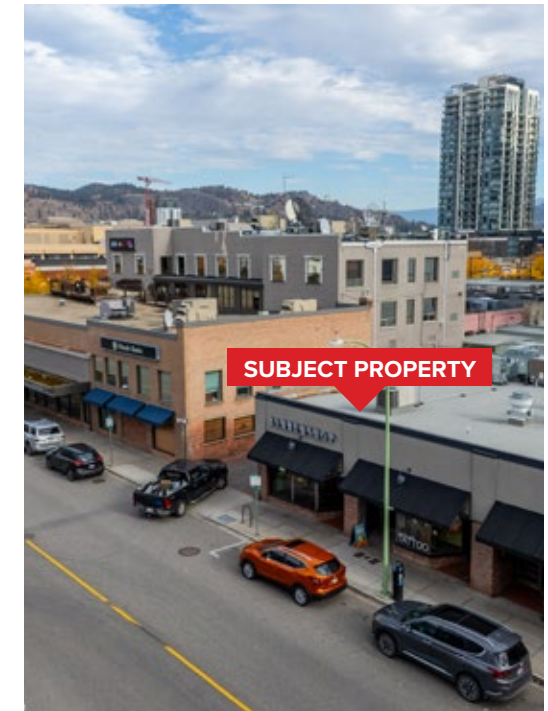
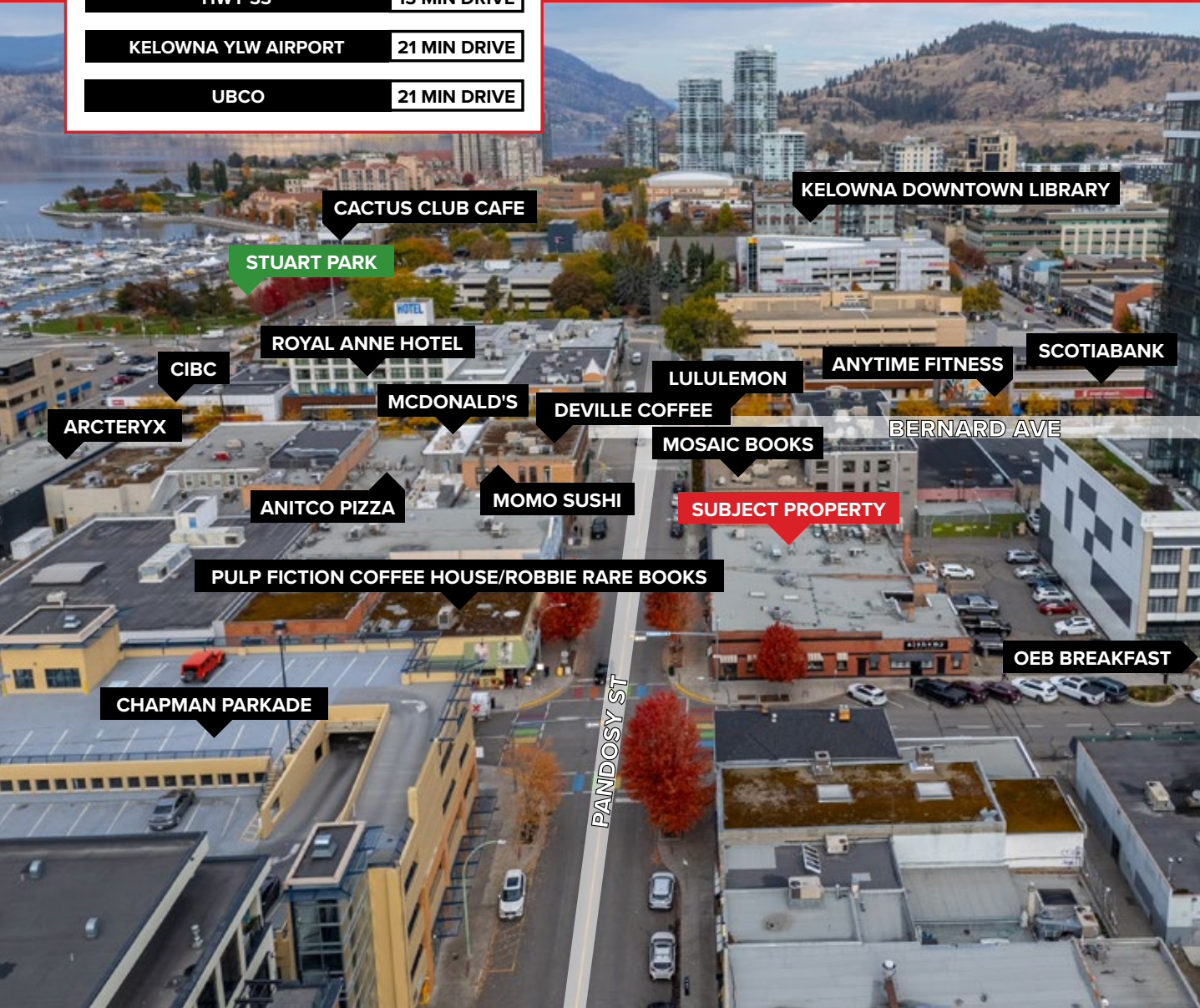
UBCO **21 MIN DRIVE**

 **97
WALKER'S
PARADISE**

 **97
BIKER'S
PARADISE**

LOCATION

East side of Pandosy Street, one half-block South of Bernard Avenue.



CONTACT LISTING AGENTS

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