



FOR SALE OR LEASE

GATEWAY COMMERCIAL BUILDING

1659 Water Street
Kelowna, BC

Kris McLaughlin Personal Real Estate Corporation

RE/MAX Commercial - RE/MAX Kelowna

#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1

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*The Commercial
Real Estate Experts*



FOR SALE OR LEASE: 1659 Water Street, Kelowna, BC

Property Details

Civic Address:

1659 Water Street, Kelowna, BC

Location:

Located at the southeastern corner of the signalized intersection of Water St and Leon Ave

Available Unit Size:

±4,395 SF includes roof top patio

Zoning:

UC1 - Downtown Urban Centre

Availability:

Developer indicates a 2024 completion

Lease Rate:

\$28/SF + Additional Rents and Applicable Taxes

Sale Price:

\$2,050,000 + GST

Brand-New Single Tenant Commercial Building

Opportunity:

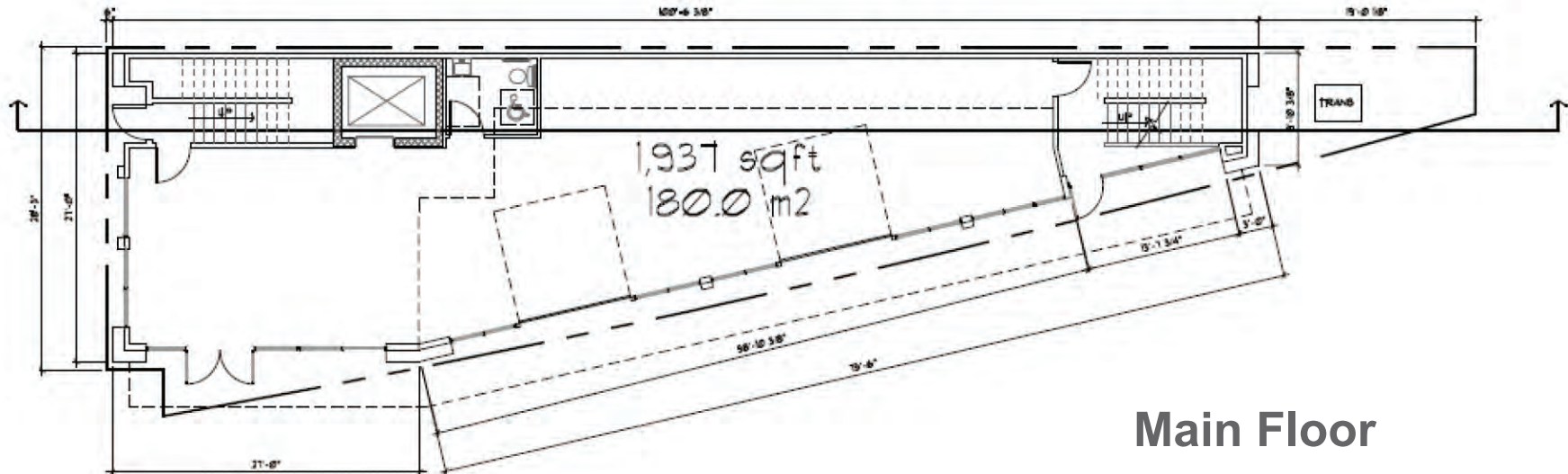
RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to purchase or lease a brand-new commercial building (currently under construction) at the Gateway to Downtown Kelowna.

Features:

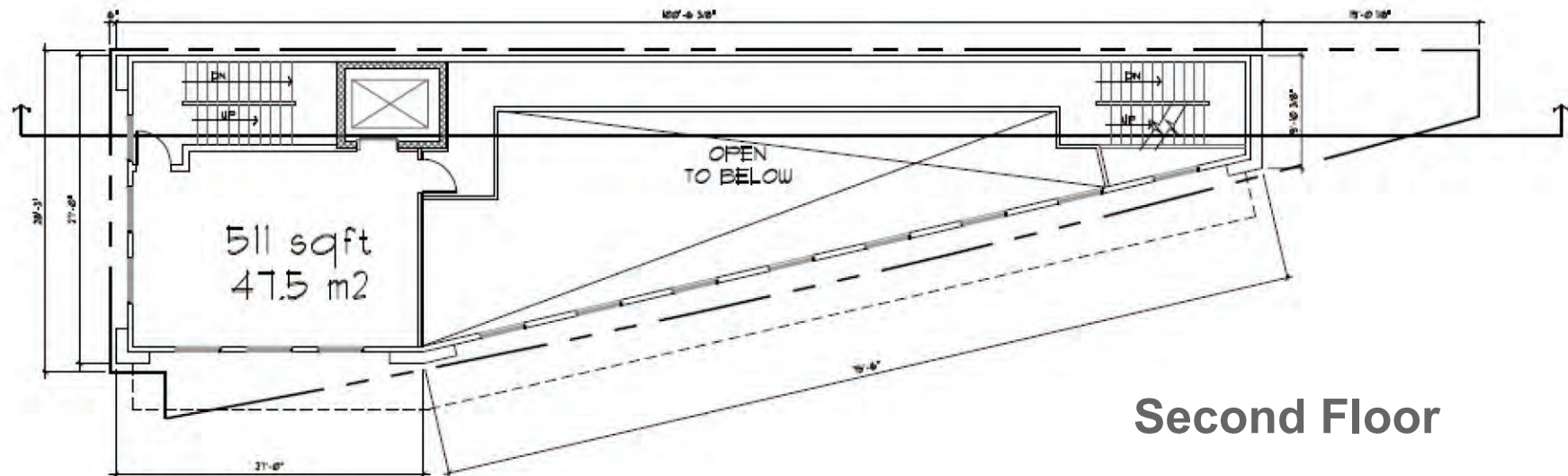
- ▶ ±4,395 SF commercial space includes a large, open main floor commercial space featuring an inviting entryway, smaller office space on 2nd floor (most of the area is open to the floor below), and a spectacular roof-top patio
- ▶ Building has 2 interior staircases and elevator access to the roof-top patio with outstanding views of the downtown area
- ▶ Due to the unique location & nature of the building there are no dedicated parking stalls
- ▶ Located only one block east of the lake front and one block north of Harvey Ave - Highway 97 corridor
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



Floor Plans



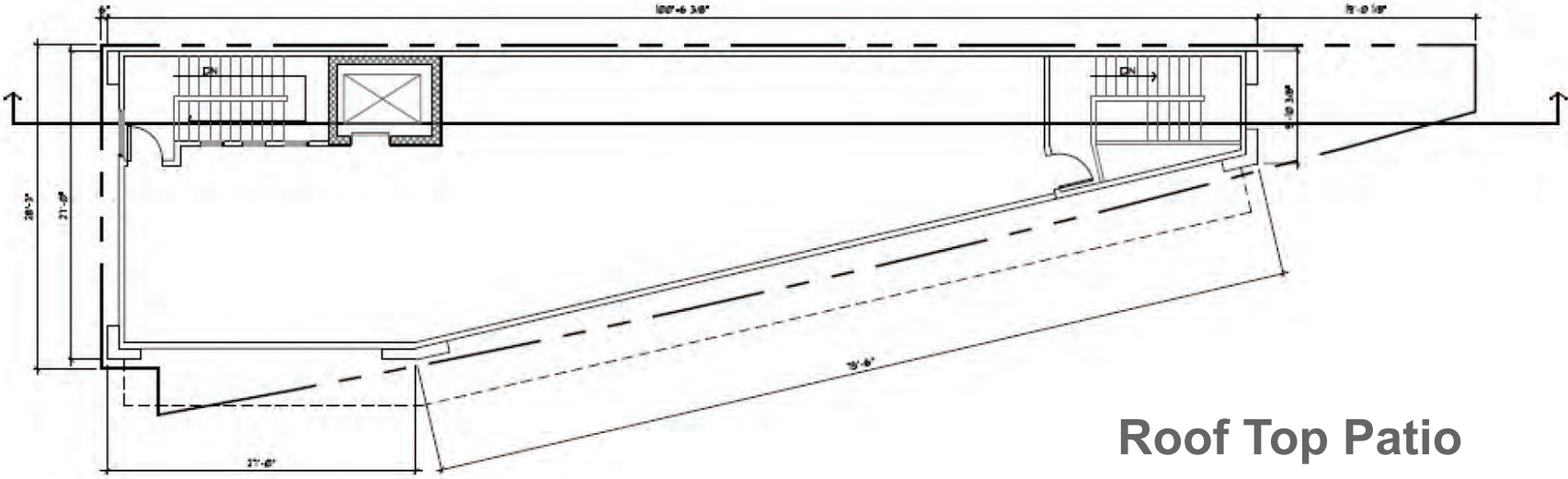
Main Floor



Second Floor

Note: Floor plan has been derived, is approximate and not to scale. If important, information, size and configuration should be verified.

Floor Plans



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Renderings



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Interior Photos - Under Construction



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Interior Photos - Under Construction



Roof Top Patio Photos - Under Construction



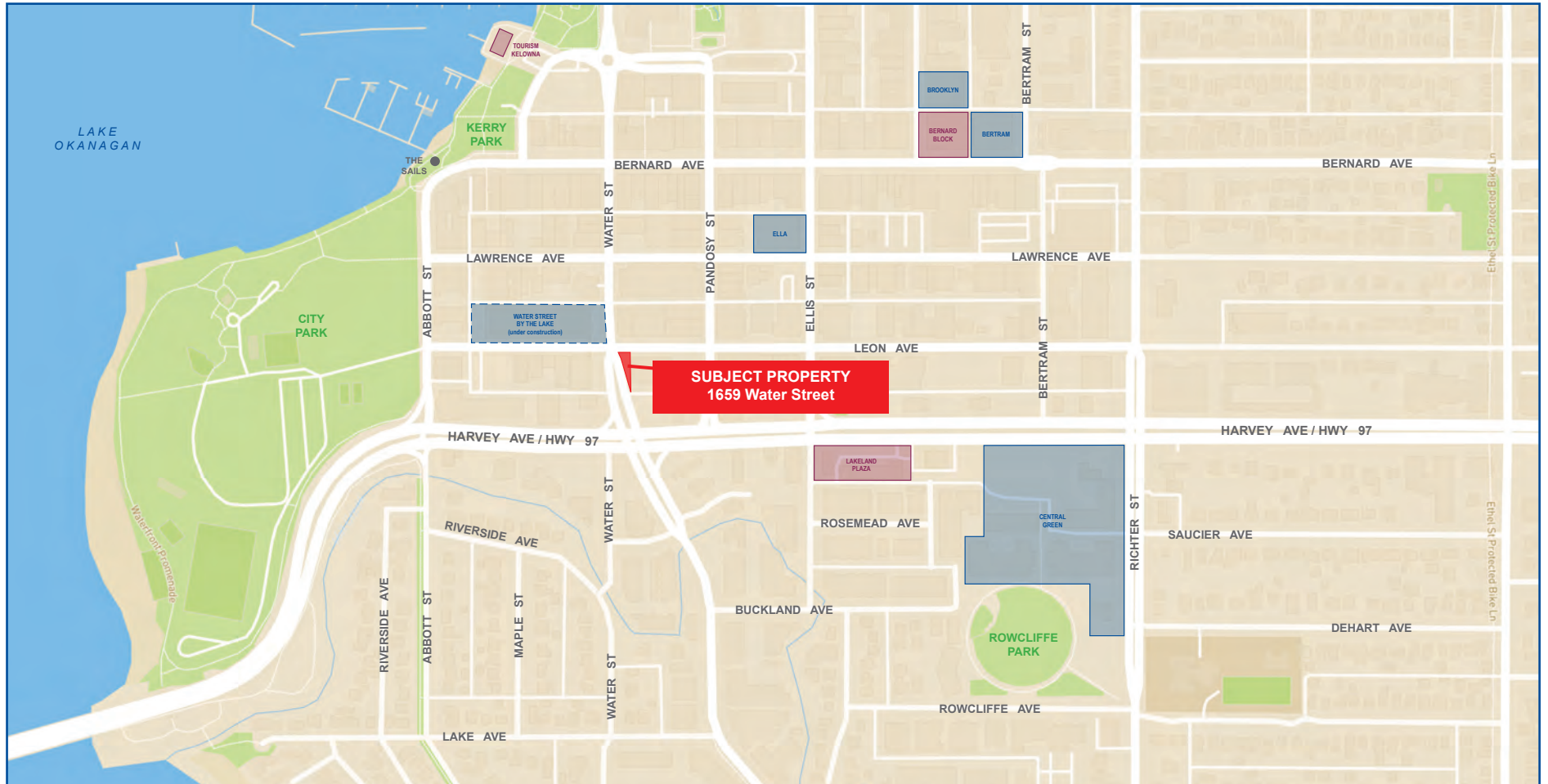
Exterior Photos - Building



Neighbourhood Photos



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