



FOR LEASE

QUALITY STREET LEVEL COMMERCIAL SPACE

102B - 200 Dougall Road N, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

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Property Details

Civic Address:

102B - 200 Dougall Road N, Kelowna, BC

Location:

Located on the northwest corner of Dougall Rd and Froelich Rd

Unit Size:

916 SF (approximate)

Parking:

1 dedicated parking stall

Zoning:

UC4 - Rutland Urban Centre

Lease Rate:

\$19/SF + Additional Rents estimated at \$9.00/SF for 2025 & GST

Ground Floor Office Unit in Rutland's Urban Core

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to lease commercial/office space on Dougall Road N.

Features:

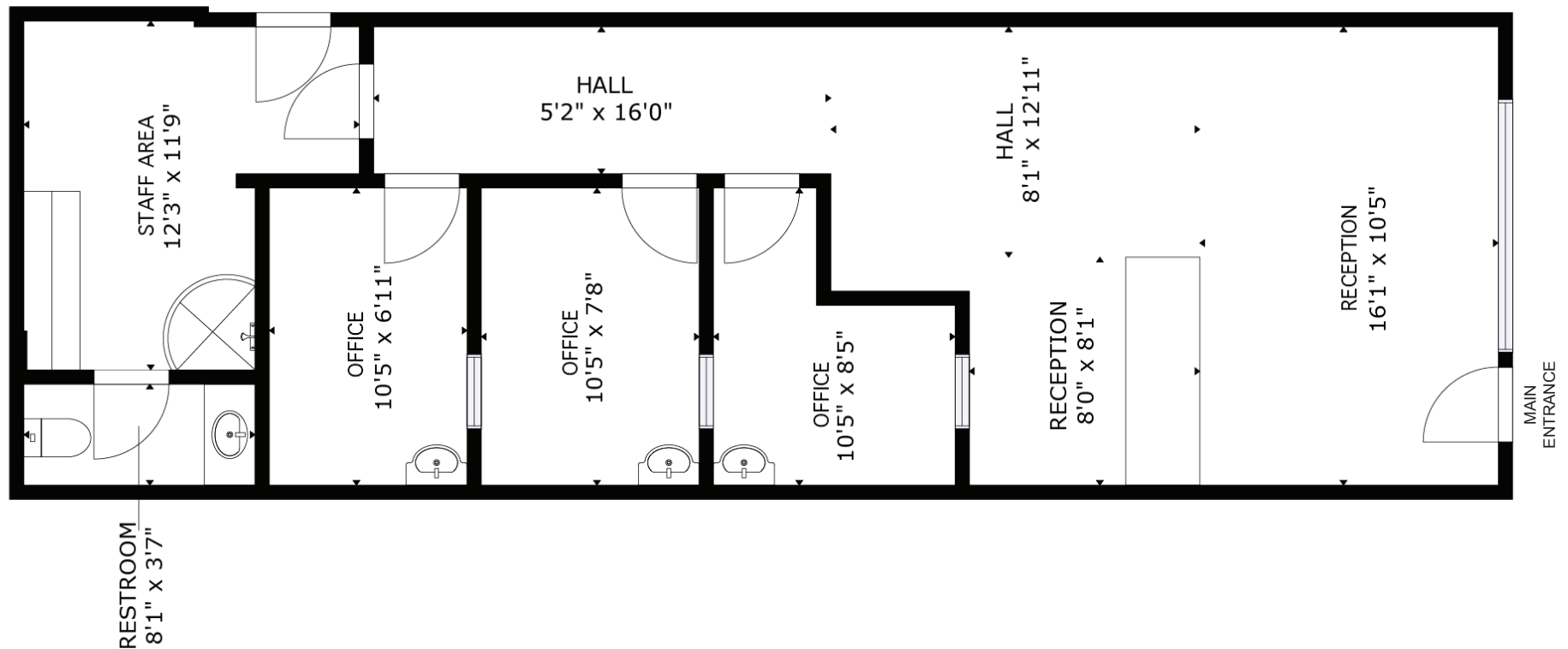
The space is street level in Dougall Park, a prominent mixed-use building located one block north of the Highway 33 corridor.

- ▶ Approximately 916 SF of quality office space with an inviting reception area, 3 individual offices each with a door for privacy, staff area with kitchenette & ample counter space and an in-suite washroom
- ▶ Ground floor unit with large street facing windows and glass doorway that provides good visibility into the unit for pedestrian and vehicle traffic
- ▶ Unit fronts Froelich Road just off Dougall Road N, one block north of Highway 33 and in proximity to Plaza 33 and other businesses
- ▶ 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



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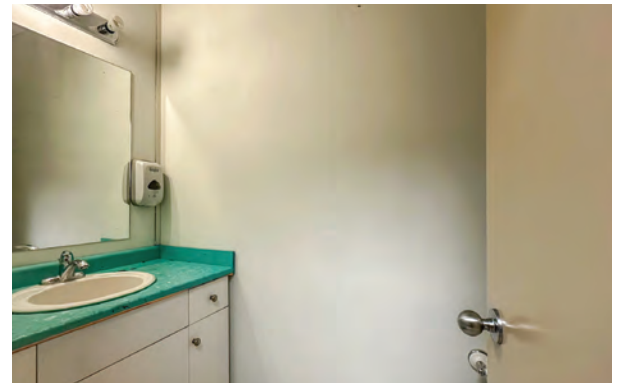
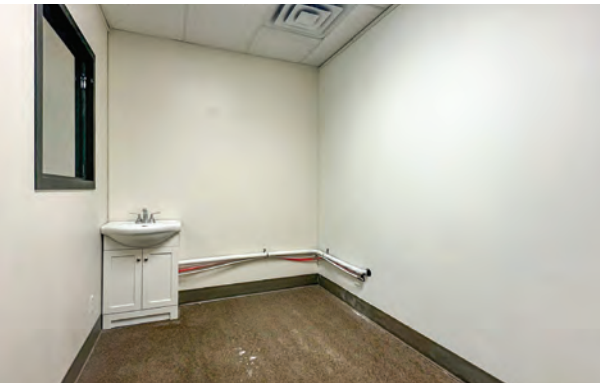
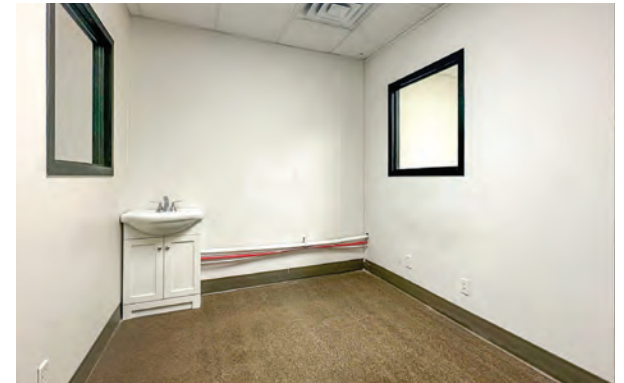
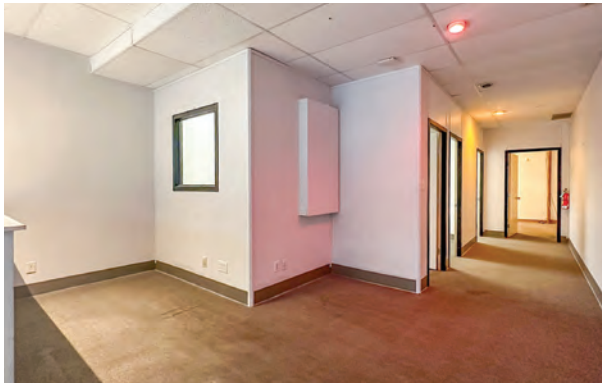
Floor Plan - Main



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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Interior Photos

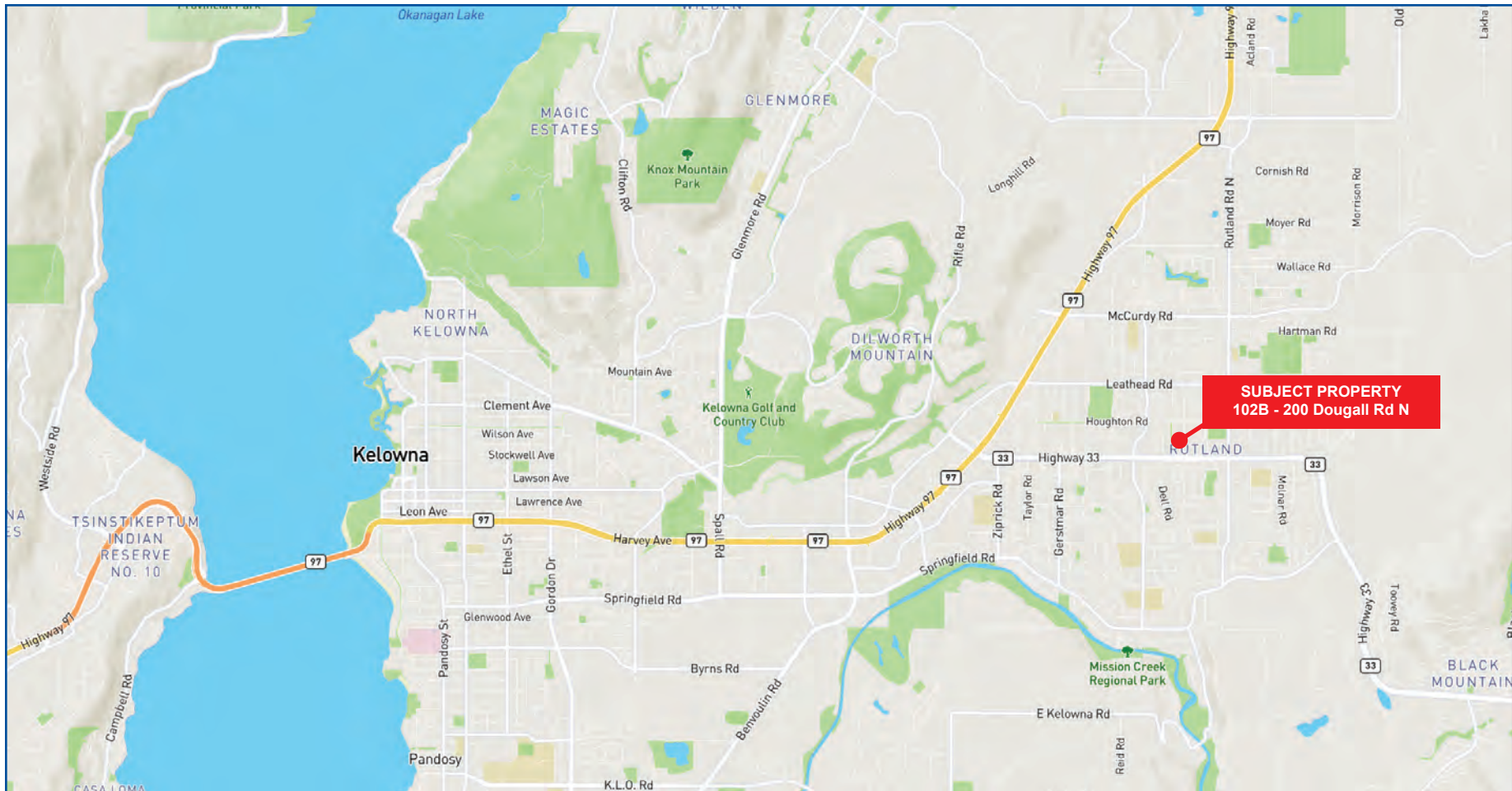


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Exterior Photos



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*The Commercial
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