

REMAX
COMMERCIAL®

FOR LEASE
STREET LEVEL COMMERCIAL SPACE
166 Asher Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR LEASE: 166 Asher Road, Kelowna, BC

Property Details

Civic Address:

166 Asher Road, Kelowna, BC

Location:

Located mid-block on Asher Road between Highway 33 and Shepherd Road

Total Space Available:

Approx. 915 SF of commercial space

Zoning:

UC4 - Rutland Urban Centre

Parking:

Parking available to the front and rear of the unit

Lease Rate:

\$19.00/SF + \$8.00/SF in additional rent (estimated for 2025) + applicable taxes

In-Line Commercial Unit Available in the Asher Complex in the Heart of the Rutland Urban Centre

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to lease a street-level commercial space, centrally located in Rutland just off Highway 33.

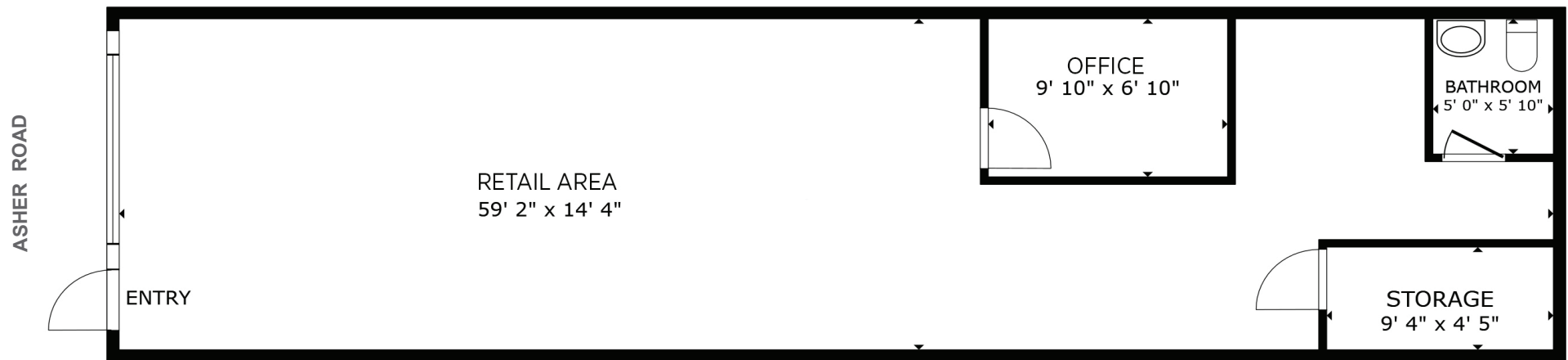
Features:

- ▶ In-line commercial unit totals approximately 915 SF featuring a large open work area or retail area to the front of the unit, an individual offices to the rear of the unit, along with a washroom and storage room
- ▶ Large, street facing windows & glass entryway allow light to permeate into the unit
- ▶ Available parking to the front and rear of the unit
- ▶ Centrally located, close to restaurants, coffee shops, banks, boutique businesses, public transportation and only a short walk to Plaza 33
- ▶ No food uses
- ▶ Possibility to combine with adjoining unit if larger footprint is desirable
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



FOR LEASE: 166 Asher Road, Kelowna, BC

Floor Plan - Main



FLOOR PLAN

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.

FOR LEASE: 166 Asher Road, Kelowna, BC

Interior Photos



FOR LEASE: 166 Asher Road, Kelowna, BC

Interior Photos



FOR LEASE: 166 Asher Road, Kelowna, BC

Exterior Photos

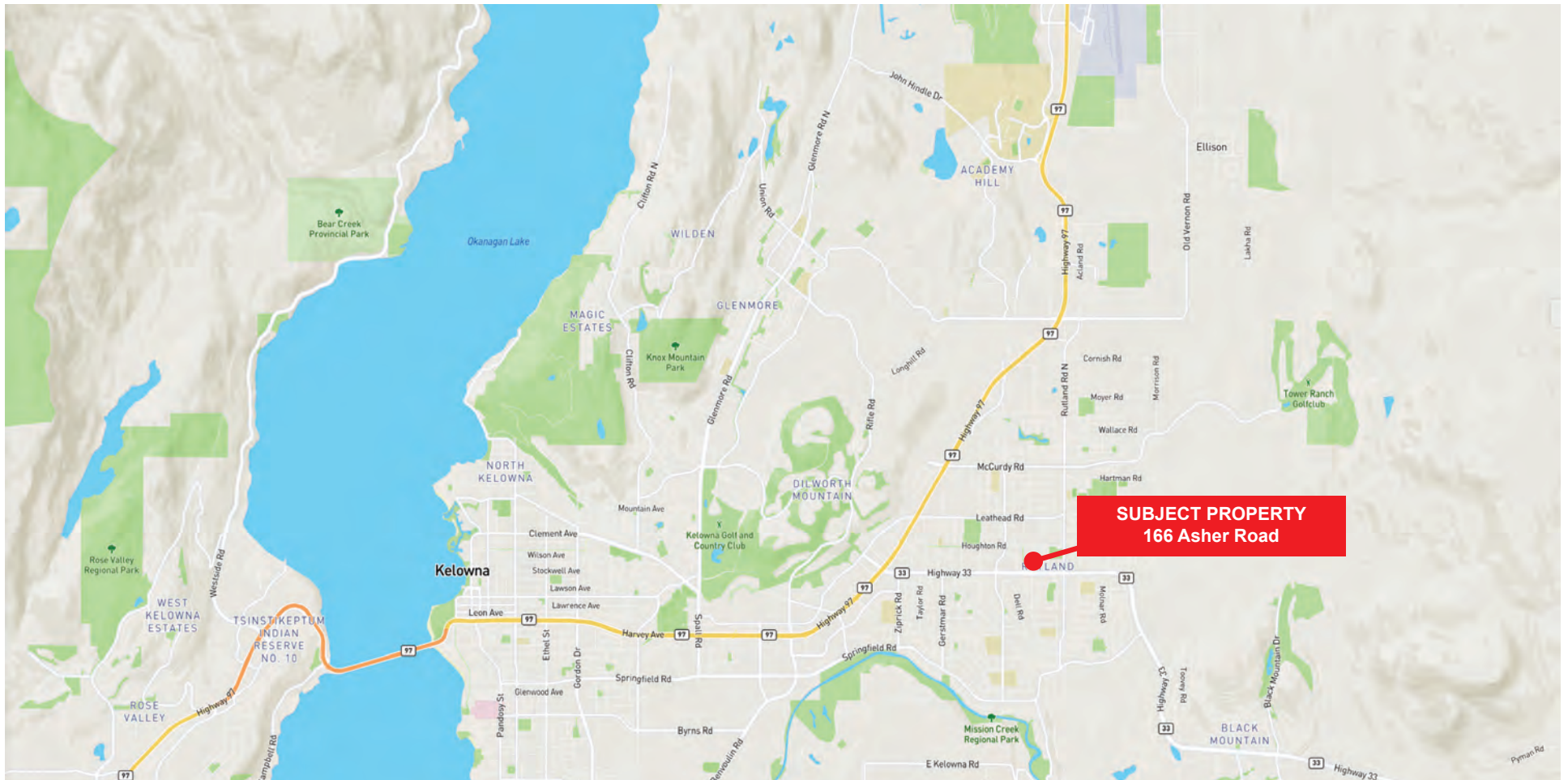


FOR LEASE: 166 Asher Road, Kelowna, BC

Aerial Imagery



FOR LEASE: 166 Asher Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165



*The Commercial
Real Estate Experts*



© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna 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/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

