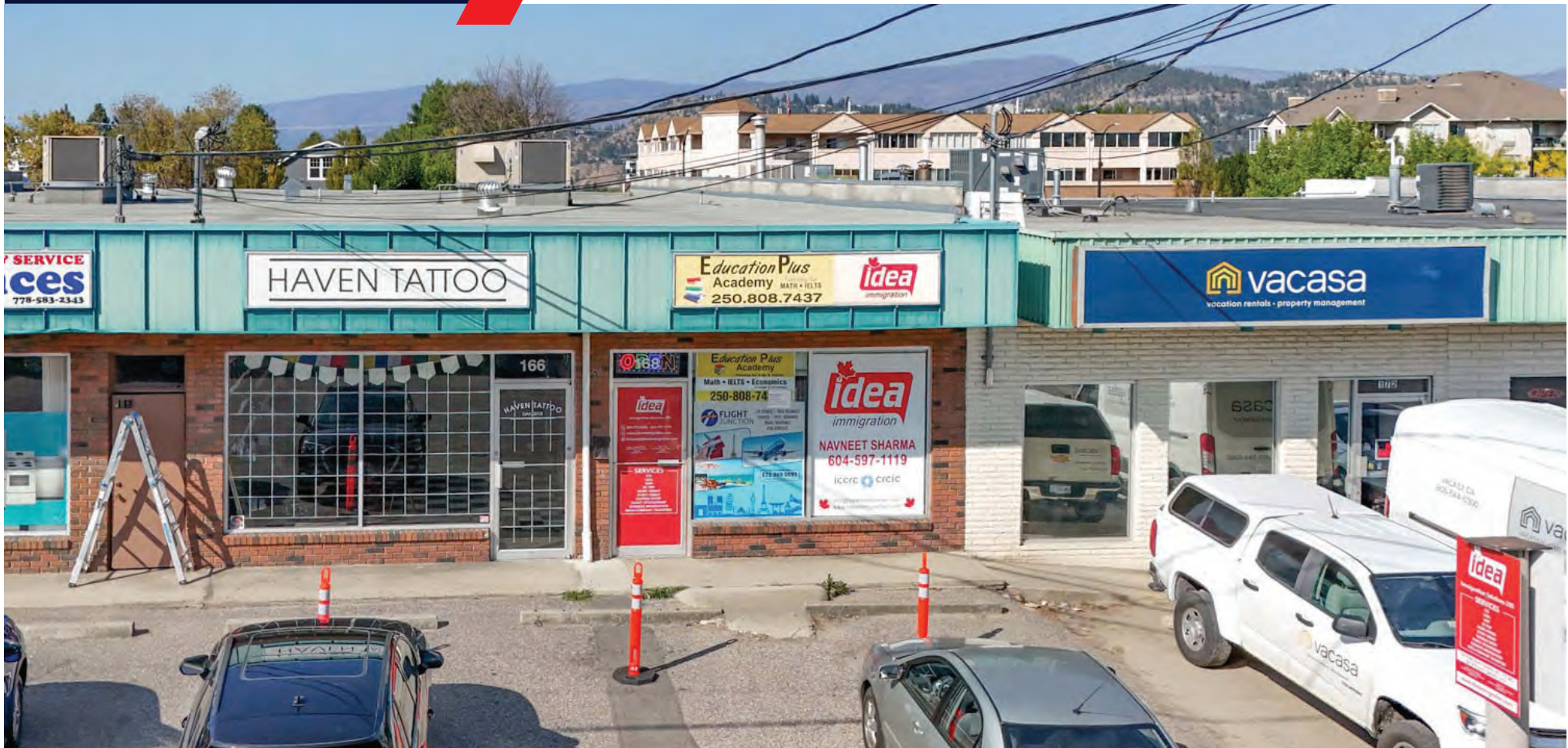




FOR LEASE

STREET LEVEL COMMERCIAL SPACE

168 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: 168 Asher Road, Kelowna, BC

Property Details

Civic Address:

168 Asher Road, Kelowna, BC

Location:

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

Total Space Available:

Approx. 2,085 SF of commercial space

Zoning:

UC4 - Rutland Urban Centre

Parking:

Parking available to the front and rear of the unit

Lease Rate:

\$18.00/SF + \$8.00/SF in additional rent (estimated for 2025) + applicable taxes

Street Level 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 an in-line, street-level commercial space, centrally located in Rutland just off Highway 33.

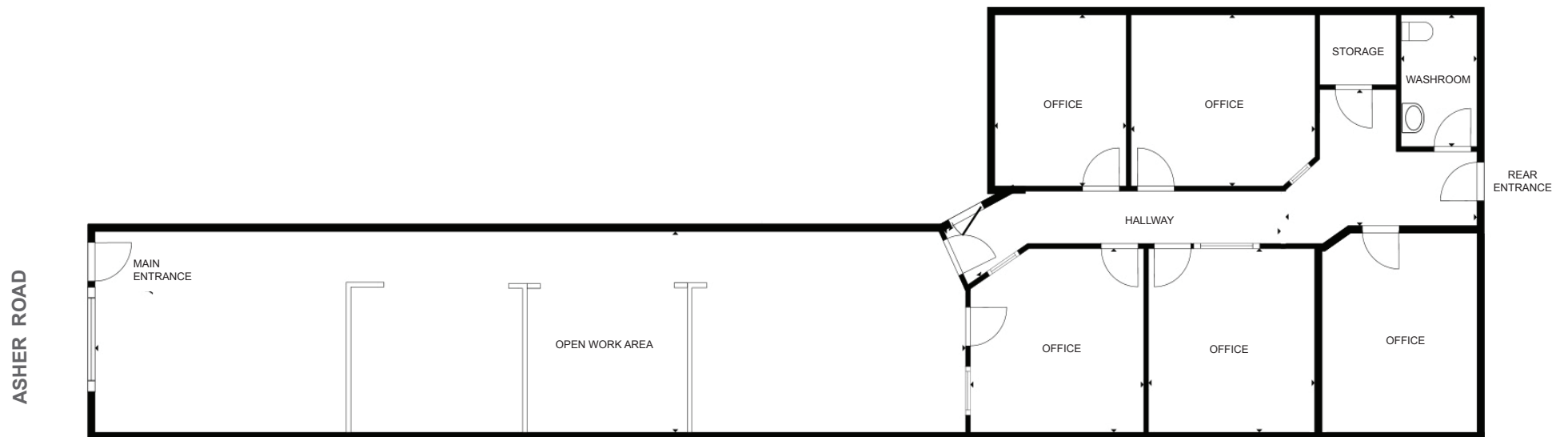
Features:

- ▶ In-line commercial unit totals approximately 2,085 SF featuring a large open work area or retail area to the front of the unit, 5 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
- ▶ Can be combined 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: 168 Asher Road, Kelowna, BC

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.

FOR LEASE: 168 Asher Road, Kelowna, BC

Interior Photos



FOR LEASE: 168 Asher Road, Kelowna, BC

Interior Photos



FOR LEASE: 168 Asher Road, Kelowna, BC

Exterior Photos

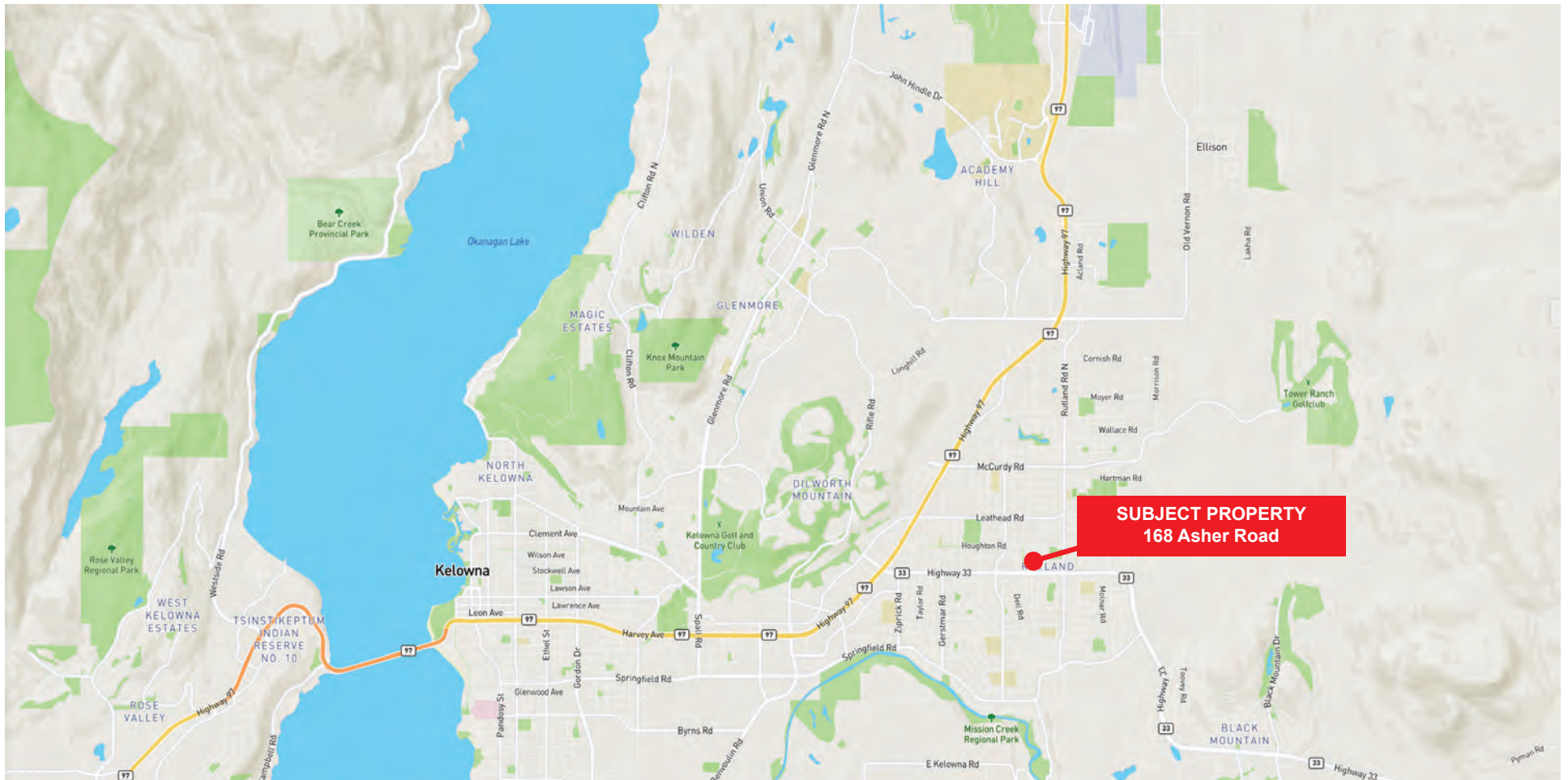


FOR LEASE: 168 Asher Road, Kelowna, BC

Aerial Imagery



FOR LEASE: 168 Asher Road, Kelowna, BC



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*The Commercial
Real Estate Experts*



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