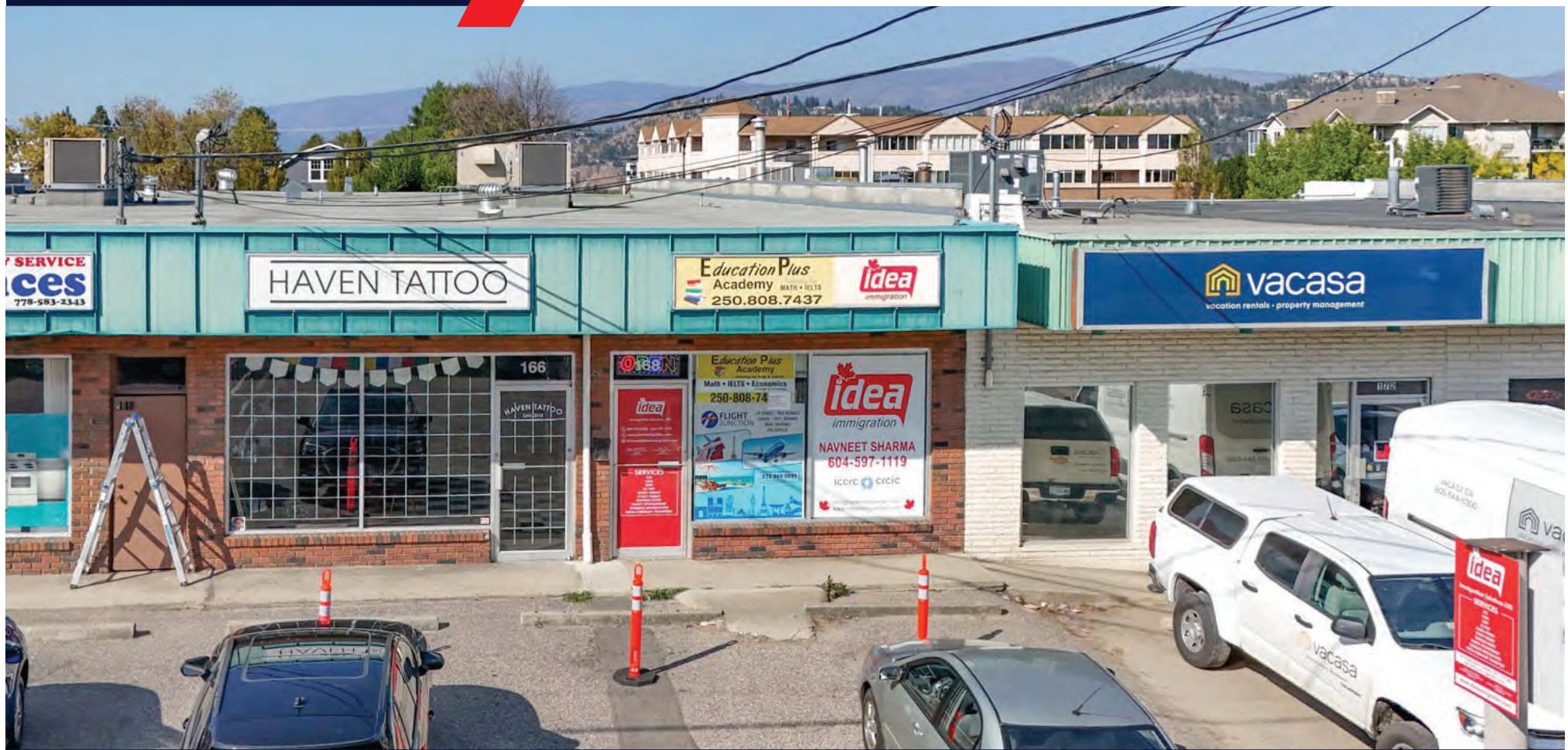


**REMAX**  
COMMERCIAL.®

**FOR LEASE**  
**STREET LEVEL COMMERCIAL SPACE**  
168 Asher Road, Kelowna, BC



**Kris McLaughlin Personal Real Estate Corporation**  
[kris@commercialbc.com](mailto: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.

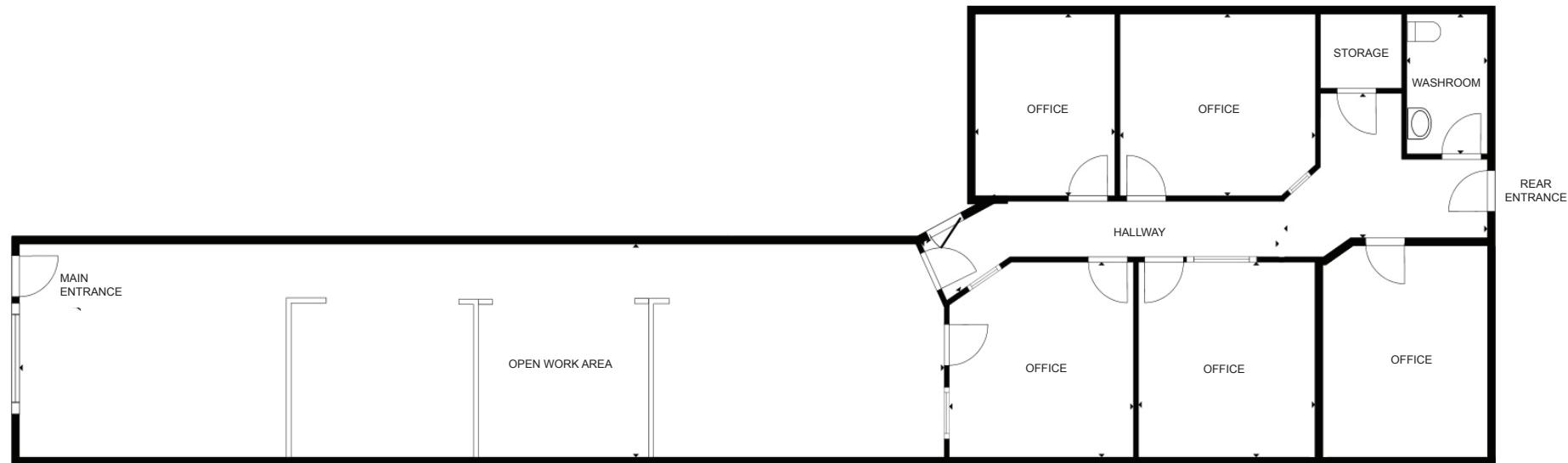
**Features:**

- 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](mailto:kris@commercialbc.com)



**FOR LEASE: 168 Asher Road, Kelowna, BC**

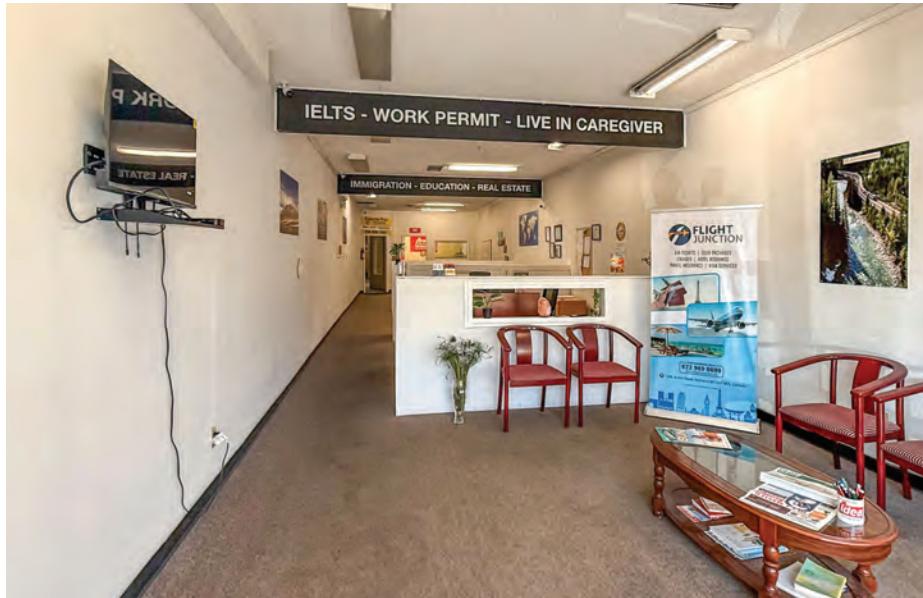
## Floor Plan - Main



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



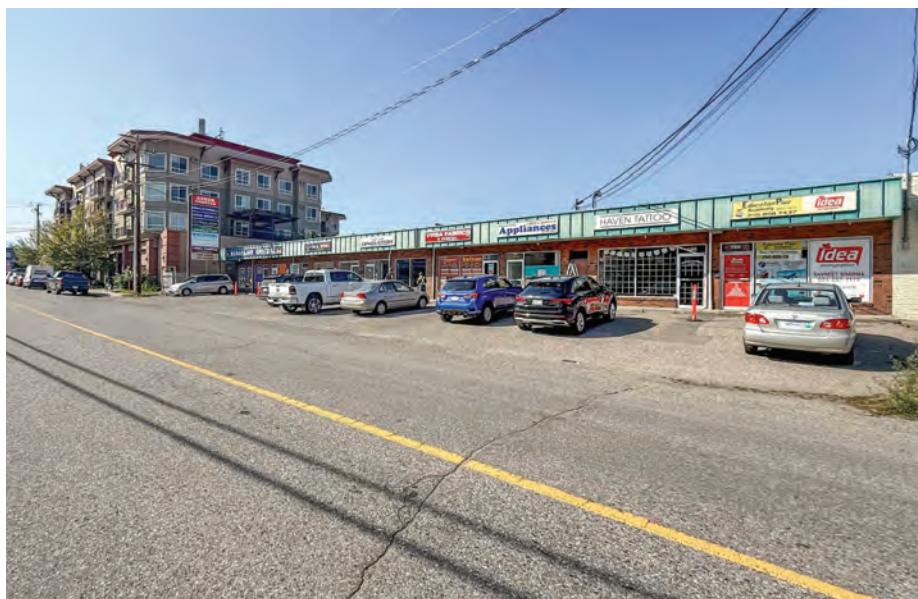
**FOR LEASE: 168 Asher Road, Kelowna, BC**

## Interior Photos



**FOR LEASE: 168 Asher Road, Kelowna, BC**

## Exterior Photos

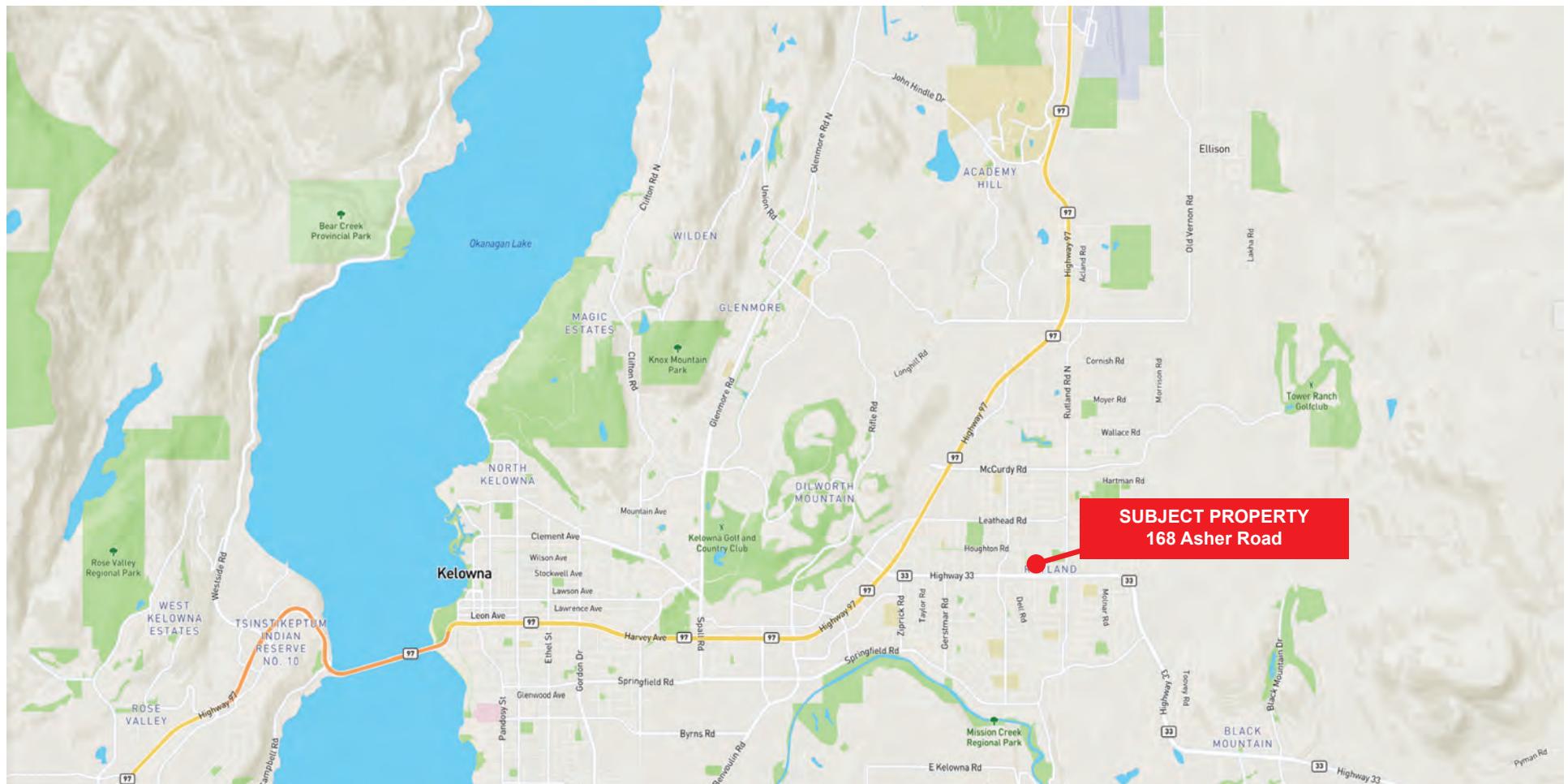


**FOR LEASE: 168 Asher Road, Kelowna, BC**

## Aerial Imagery



# FOR LEASE: 168 Asher Road, Kelowna, BC



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

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