

REMAX
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FOR SALE

DOWNTOWN COMMERCIAL STRATA UNIT

101 - 1357 Ellis Street, 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.

Property Details

Civic Address:

101 - 1357 Ellis Street, Kelowna, BC

Legal Description:

Strata Lot 16, Plan KAS3275, District Lot 139, ODYD, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

PID:

027-881-971

Location:

On the east side of Ellis Street between Doyle Avenue and Cawston Avenue

Unit Size:

±1,955 SF

Current Zoning:

UC1 - Downtown Urban Centre

BC Assessed Value (2025):

\$1,054,000

Property Taxes (2025):

\$11,843.51

List Price:

\$1,163,000 + applicable taxes (strata unit only)

High Profile Commercial Strata Unit Available in the Heart of Kelowna's Cultural District

Opportunity:

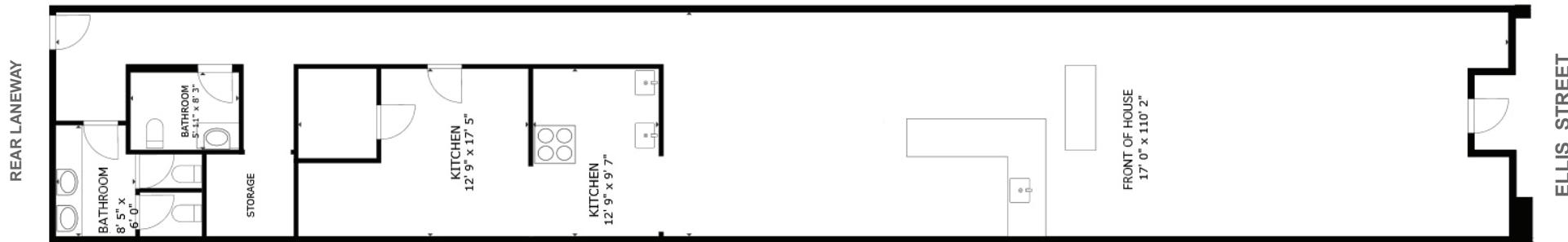
REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to acquire a commercial strata unit in Downtown Kelowna.

Features:

- ▶ Approximately 1,955 SF of commercial space with an open industrial feel featuring high ceilings and exposed ventilation giving the space an inviting, modern look and feel
- ▶ Currently improved as a long-standing restaurant space which includes a dining area (currently seating capacity 38), large service counter/point of sale area/light prep space, kitchen area with commercial ventilation & walk-in refrigerator, as well as washrooms and a storage area
- ▶ Flexible commercial space with street level access directly of Ellis Street as well as rear access via a back laneway
- ▶ Busy, high traffic area surrounded by the Kelowna Regional Library, Interior Health Buildings, YMCA, Okanagan Innovation Centre, Kelowna's Actor's Studio, City Hall, numerous high-rise residential complexes and a block away from the new UBCO Downtown Campus (under construction), Prospera Place and the waterfront
- ▶ Opportunity for highly visible fascia signage along Ellis Street, highlighted with spot lighting
- ▶ Potential opportunity for a turn-key restaurant operation as the Bike Shop Cafe & Catering and/or its business assets could be available separately
- ▶ 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

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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.

Exterior Photos



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Interior Photos



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Interior Photos



UC1 Downtown Urban Centre (excerpt from Zoning Bylaw No. 12375)

Section 14.3 – Urban Centre Zone Purposes

UC1 – The purpose of this zone is to designate and preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while encouraging high density mixed-use buildings.

1. 14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

- Alcohol Production Facilities
- Animal Clinics, Major
- Animal Clinics, Minor
- Apartment Housing
- Child Care Centre, Major
- Cultural and Recreation Services
- Drive Thru
- Education Services
- Emergency and Protective Services
- Exhibition and Convention Facilities
- Food Primary Establishment
- Gaming Facilities
- Gas Bar
- Health Services
- Hotels / Motels
- Liquor Primary Establishment

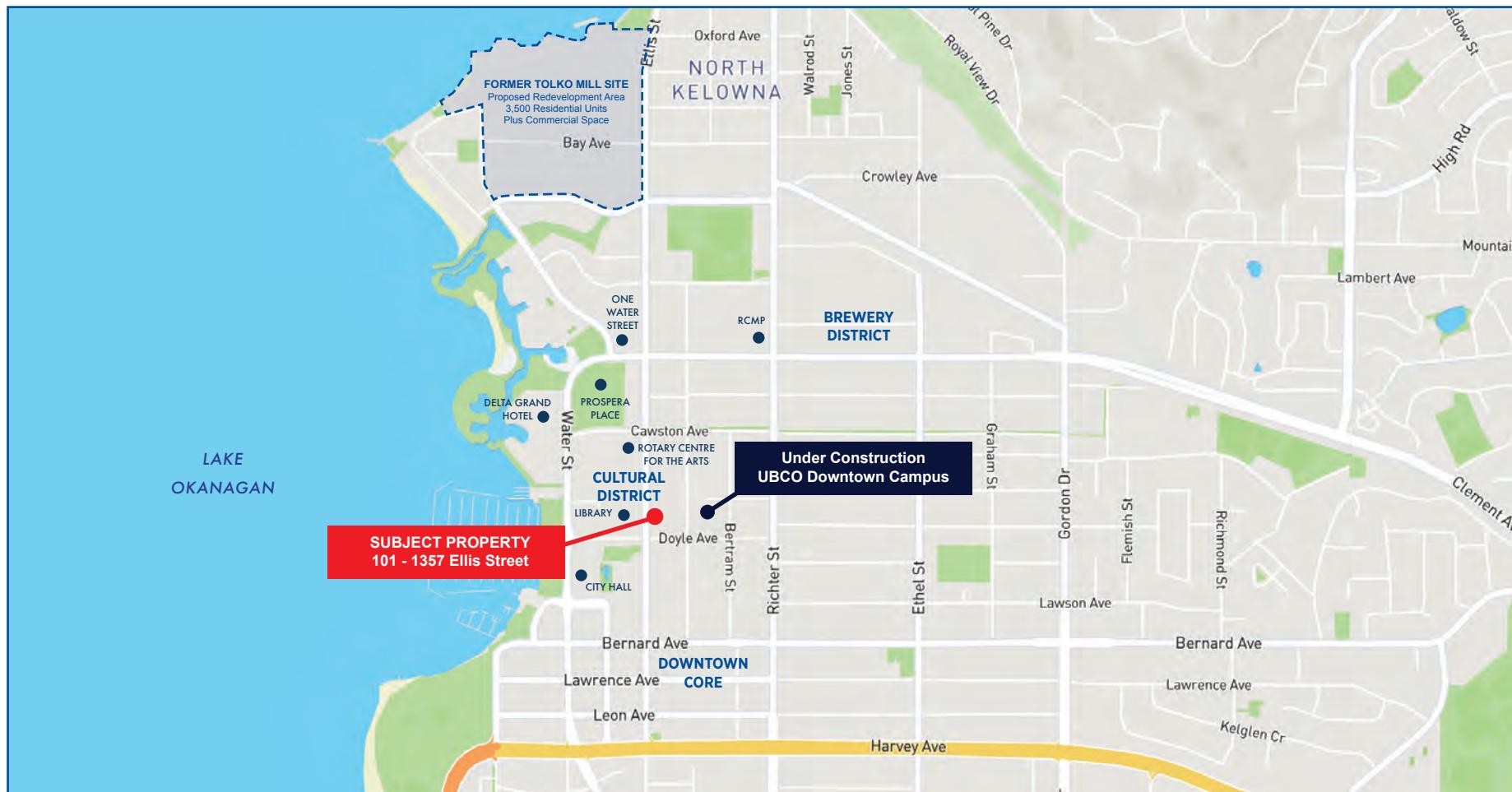
- Non-Accessory Parking
- Offices
- Participant Recreation Services, Indoor
- Personal Service Establishment
- Professional Services
- Recycling Drop-Offs
- Religious Assemblies
- Retail
- Retail Cannabis Sales
- Single Detached Housing
- Spectator Sports Establishments
- Stacked Townhouses
- Temporary Shelter Services
- Townhouses

The secondary uses in this zone are:

- Accessory Buildings or Structures
- Agricultural, Urban
- Child Care Centre, Minor
- Home-Based Business, Major
- Home-Based Business, Minor
- Parks
- Secondary Suites

E&OE: This information derived from the City of Kelowna - Zoning Bylaw 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw 12375 on the City of Kelowna's website.

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