



FOR SALE

TURN-KEY BUSINESS OPPORTUNITY

1359 Sutherland Avenue, 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.

Property Details

Civic Address:

1359 Sutherland Avenue, Kelowna, BC

Legal Description:

Lot B, Plan KAP4832, District Lot 137, ODYD

PID:

007-939-795

Location:

On the south side of Sutherland Avenue at the intersection with Lindahl Street

Lot Size:

±2,178 SF (approx. .05 acres)

Building Size:

±743 SF

Operating Business Name:

Shady Rest British Fish & Chip Shop

Current Zoning:

UC2 - Capri-Landmark Urban Centre

BC Assessed Property Value (2025):

\$360,700

Property Taxes (2025):

\$3,762.75

List Price:

\$490,000 + applicable taxes

Iconic Fish & Chip Shop Located in the Heart of the Capri-Landmark Urban Centre

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to acquire the land, building and business assets of a local institution - Shady Rest British Fish & Chip Shop.

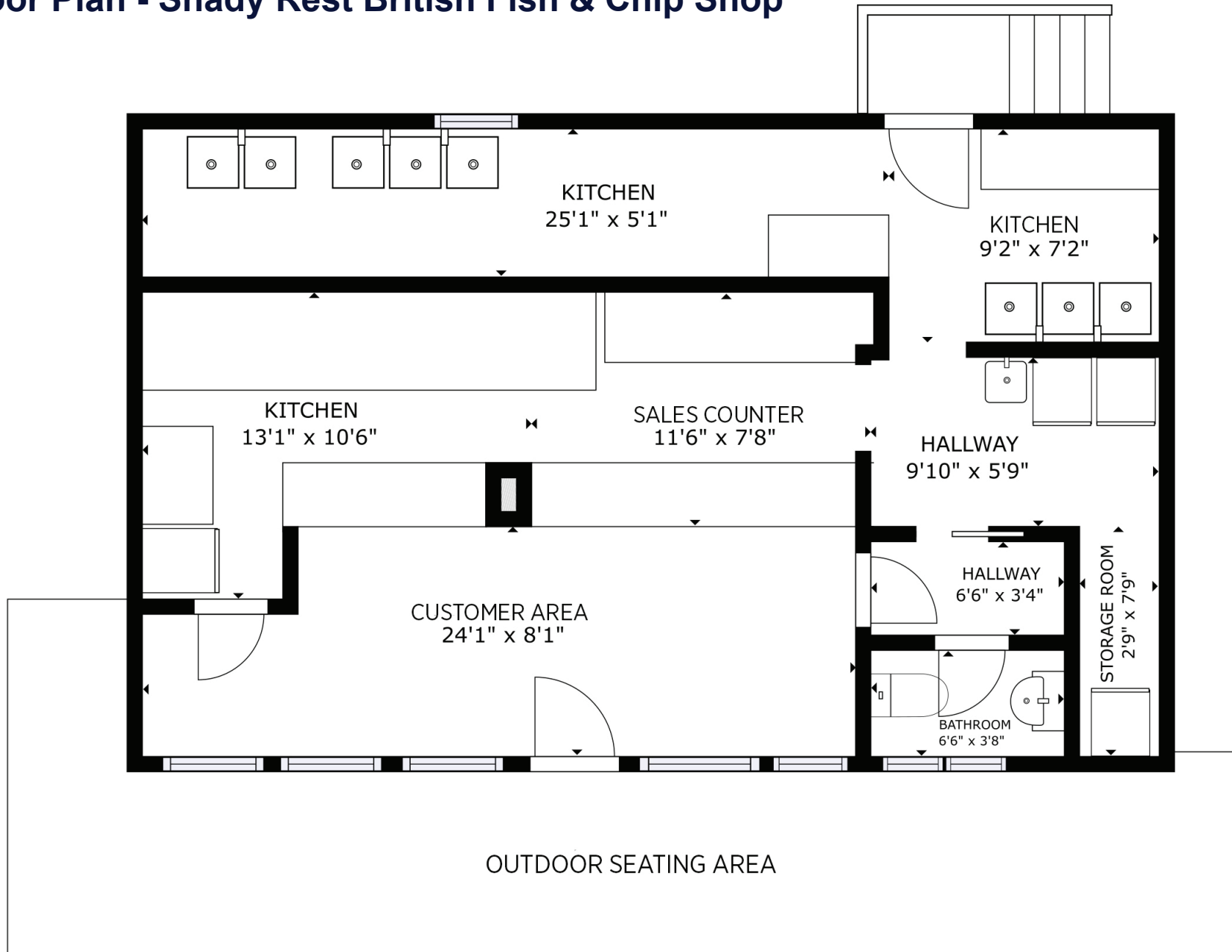
Features:

Popular and iconic fish & chip shop that has been at this location for almost 80 years and has a well-established & loyal customer base.

- ▶ Corner lot of approximately 2,178 SF or .05 acres, centrally located at the intersection of Sutherland Ave and Lindahl Street near the Capri Centre Mall and the Landmark Commercial Area
- ▶ Efficient 743 SF structure with a front facing customer area, sales counter, small customer eating bar, main kitchen area, prep kitchen to the rear, storage area and a washroom
- ▶ Customer entrance and small outdoor eating area along Sutherland Ave, a door to the rear of the structure for staff and deliveries and a small driveway to the west side of the building for off-loading and staff parking
- ▶ Outstanding business reputation and consistently praised as one of Kelowna's Favorite Fish & Chip Shops
- ▶ This is an excellent opportunity for an entrepreneurial-minded individual to take the reins of a successful local business - sale includes land & building as well as all business assets and equipment
- ▶ Long time, successful owner is offering to stay on and train the new owner in all aspects of the operation, if desired
- ▶ For more information or to arrange a tour of this landmark property 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 - Shady Rest British Fish & Chip Shop



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Interior Photos



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Interior Photos



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Exterior Photos

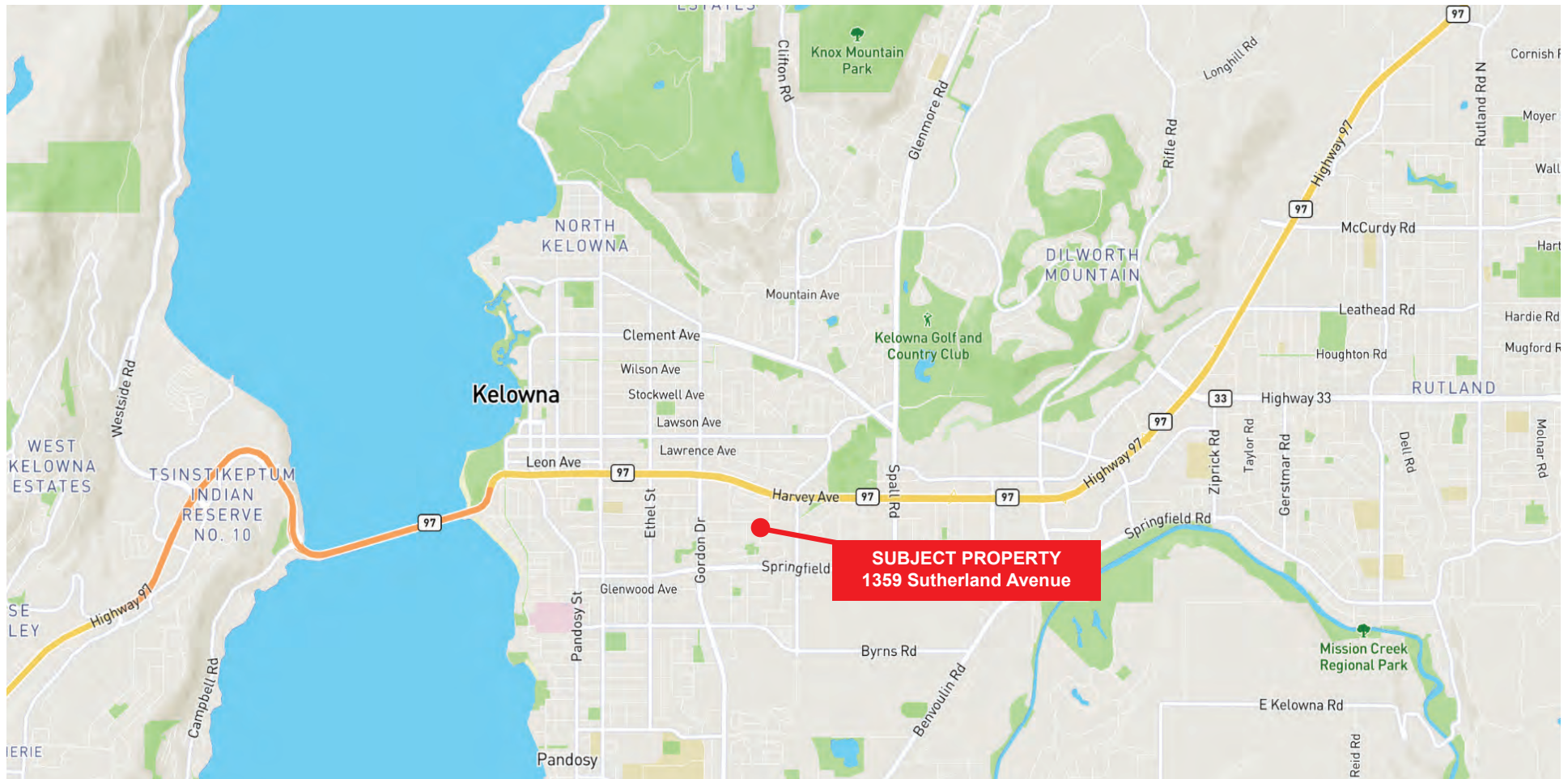


FOR SALE: 1359 Sutherland Avenue, Kelowna, BC

Aerial Images



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*The Commercial
Real Estate Experts*



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CONFIDENTIALITY AGREEMENT: 1359 Sutherland Avenue, Kelowna, BC

1359 Sutherland Avenue, Kelowna, BC

We, _____ (the "Purchaser"), have requested from the Vendor and Kris McLaughlin Personal Real Estate Corporation as part of REMAX Commercial and REMAX Kelowna (the "Agent") confidential information relating to the Property.

For good and valuable consideration provided by the Vendor and the Agent, the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Property from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written or electronic form) relating to the Vendor or the Property that is not publicly available and all analyses, summaries, compilations, data, notes, studies and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives which constitute a breach of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, including any real estate brokers other than the Agent, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that any Confidential Information has been made available to us, that this Agreement has been entered into, that discussions or negotiations are taking place concerning the Property or the Proposed Transaction, or any of the terms, conditions or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information. We further agree not to make copies of the Confidential Information, without the Vendor's prior written consent. We also agree that we and

our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor or any tenant of the Vendor.

We agree that (i) all information with respect to the Property being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent, and (ii) we and our Representatives are bound by such provisions.

We agree to indemnify and save harmless the Vendor, any tenant of the Property and the Agent from all claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity.

This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/or related Persons and shall be governed by the laws of British Columbia.

DATED _____

[PURCHASER - SIGNATURE]

Name: _____

We have authority to bind the Purchaser.

[REPRESENTATIVE - SIGNATURE]

Name: _____

We have authority to bind the Representative.