

**REMAX**  
COMMERCIAL®

**FOR SALE**  
**COMMERCIAL INVESTMENT OPPORTUNITY**  
101 - 1357 Ellis Street, 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:**

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 investment opportunity to acquire a commercial strata unit in Downtown Kelowna.

**Features:**

- ▶ Approximately 1,955 SF of commercial space 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
- ▶ Turn-key investment as tenant has just signed a new 5-year lease (starts May 1, 2026) with the potential for a 5-year renewal, this opportunity offers an approximate CAP rate of 5.58%
- ▶ Flexible commercial space with street level access directly off 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
- ▶ 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)

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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



**FOR SALE: 101 - 1357 Ellis Street, Kelowna, BC**

## 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 Throughs  
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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#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
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