

**REMAX**  
COMMERCIAL®

**FOR LEASE**  
**HIGH-PROFILE IN-LINE COMMERCIAL UNIT**  
#3 - 191 Hollywood Road S, Kelowna, BC



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**REMAX Commercial - REMAX Kelowna**  
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

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## Property Details

### Civic Address:

#3 - 191 Hollywood Road S, Kelowna, BC

### Location:

Located one block south of the intersection of Highway 33 and Hollywood Road S

### Unit Size:

1,038 SF (approximate)

### Year Built:

2022

### Zoning:

UC4 - Rutland Urban Centre

### Lease Rate:

\$33.00/SF + \$15.00/SF in additional rent (estimated for 2026) + applicable taxes

## Newer Commercial Unit in SoHo Kelowna

### Opportunity:

REMAX Commercial - REMAX Kelowna presents this opportunity to lease an in-line, commercial unit located in the heart of the Rutland Urban Centre.

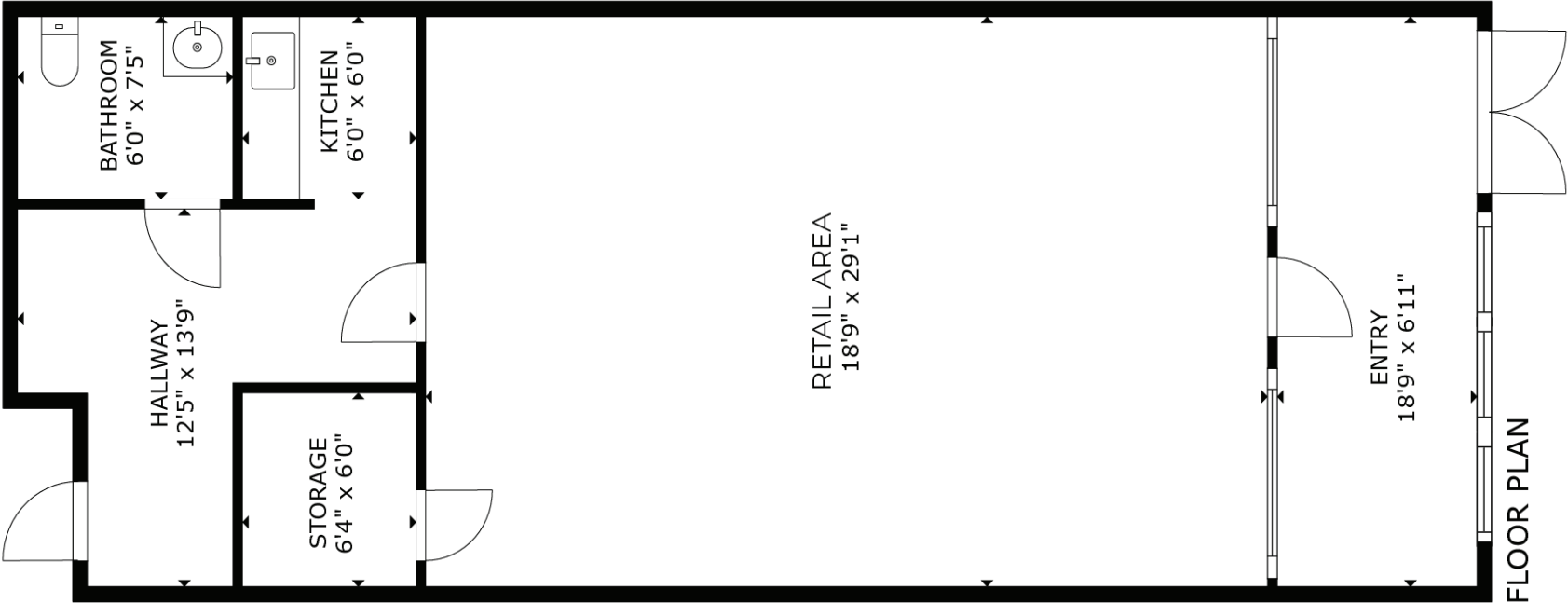
### Features:

- ▶ High-profile commercial space totalling 1,038 SF of mainly open retail/office space with a staff/storage area to the rear with kitchenette and in-suite washroom
- ▶ Large floor to ceiling street facing windows and glass door allow maximum visibility into the unit by both pedestrian and vehicle traffic
- ▶ Convenient customer parking to the front of the unit and to the north end of the complex
- ▶ Great location in a well-established commercial area near restaurants, coffee shops, boutique businesses, financial institutions and close to public transportation
- ▶ For more information or to arrange a tour of this commercial 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



HOLLYWOOD RD S

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.

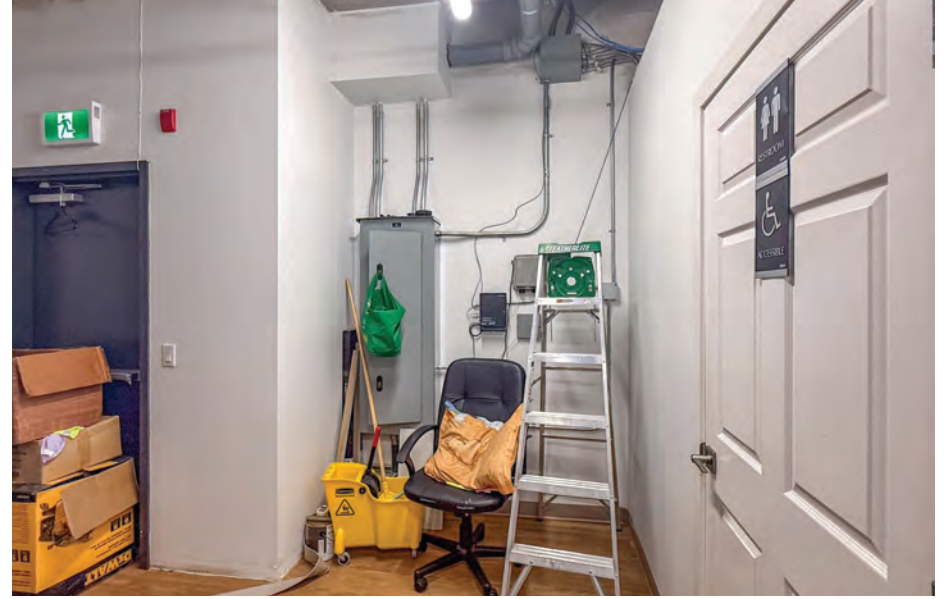
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## Interior Photos



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## Interior Photos



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## Exterior Photos

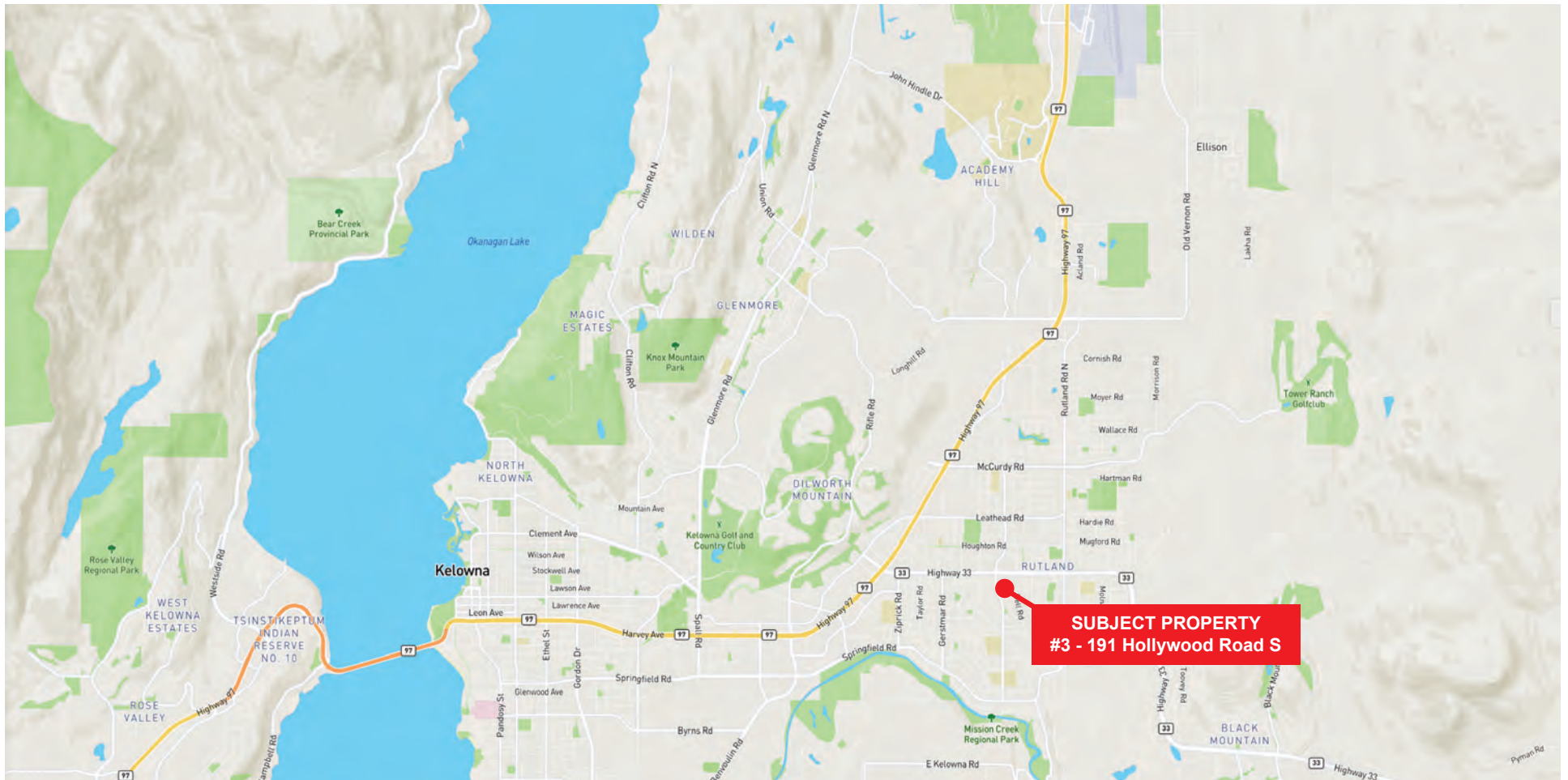


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## Aerial Imagery



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*The Commercial  
Real Estate Experts*



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