

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.

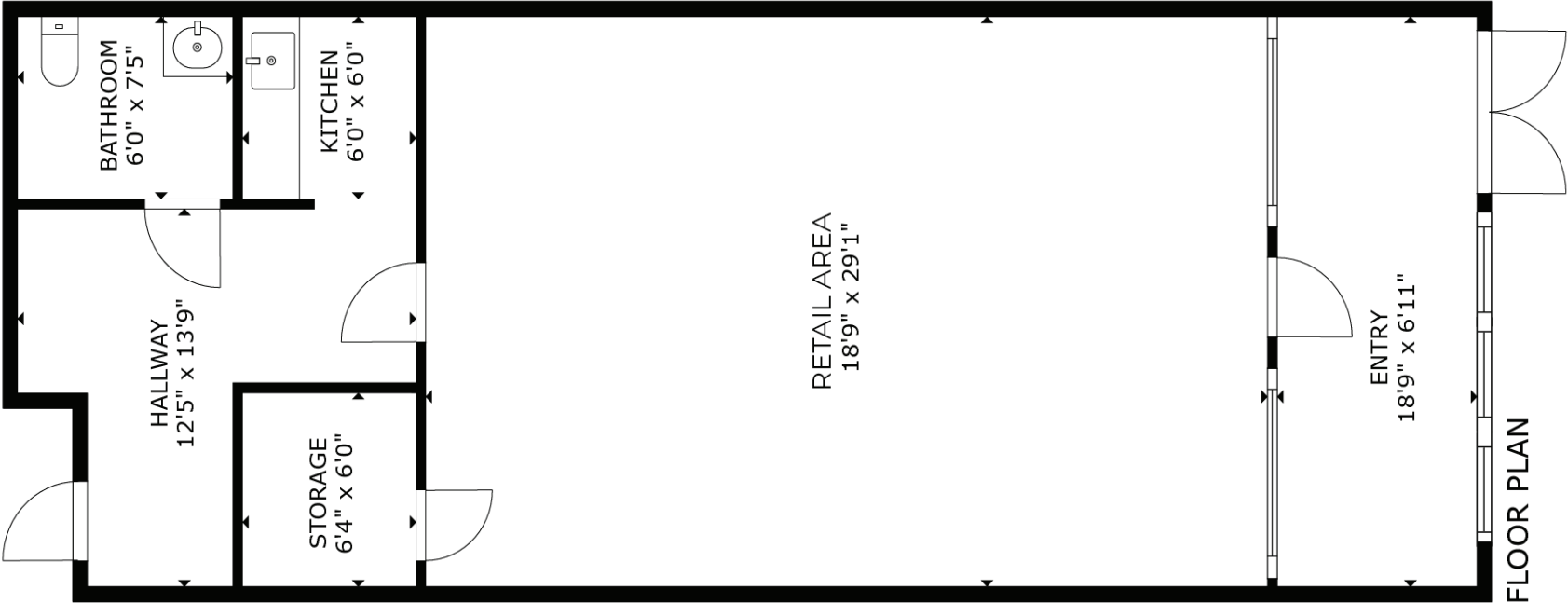
Features:

- ▶ 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
- ▶ Some tenant finishings to be removed, such as the internal locking gate
- ▶ 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



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.

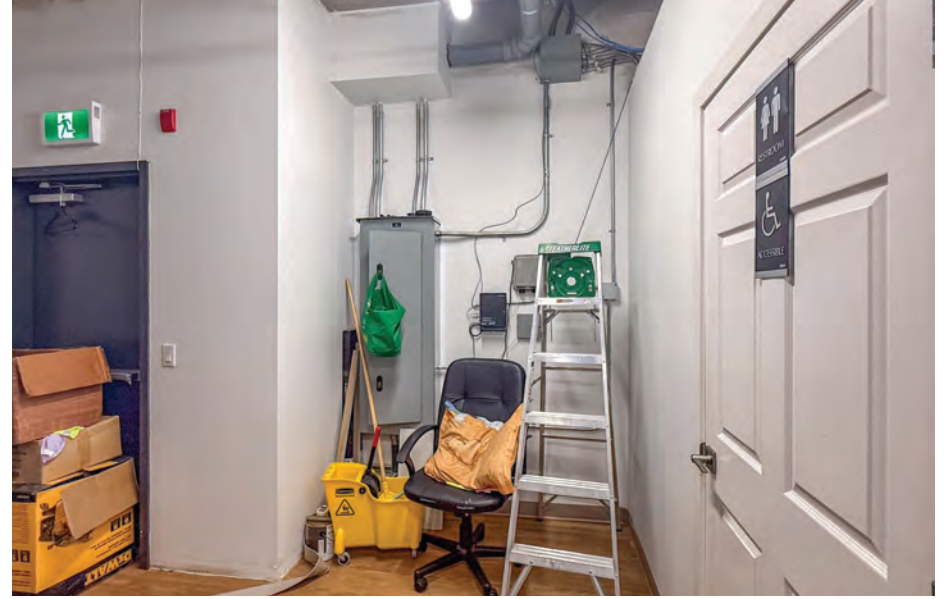
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Interior Photos



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Interior Photos



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Exterior Photos

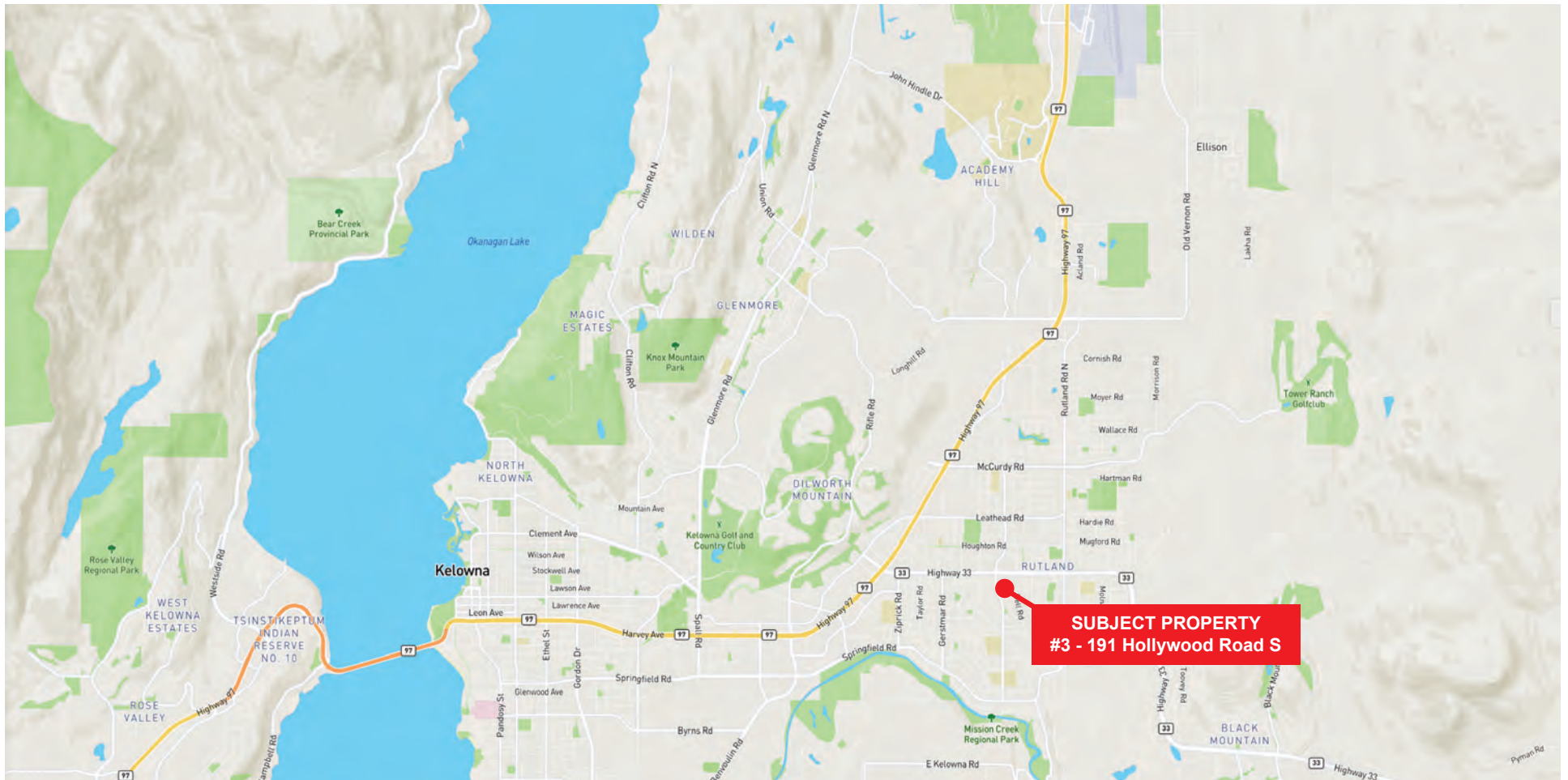


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Aerial Imagery



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*The Commercial
Real Estate Experts*



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