



FOR SALE

STAND-ALONE COMMERCIAL BUILDING

2489 Main Street, West 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:

2489 Main Street, West Kelowna, BC

Legal Description:

Lot B, Plan KAP19916, District Lot 486,
ODYD, Except Plan 24500

PID:

003-498-832

Location:

Located mid-block on the south side of Main Street between Elliott Road and Brown Road

Lot Size:

.365 Acres (±15,917 SF)

Building Size:

±4,012 SF

Number of Tenants:

2

Zoning:

C1 - Medium Density Commercial

BC Assessment (2026):

\$1,625,000

Property Taxes (2025):

\$16,898

List Price:

\$1,999,000 + GST

Stand-Alone, Multi-Tenant Commercial Building in Downtown Westbank

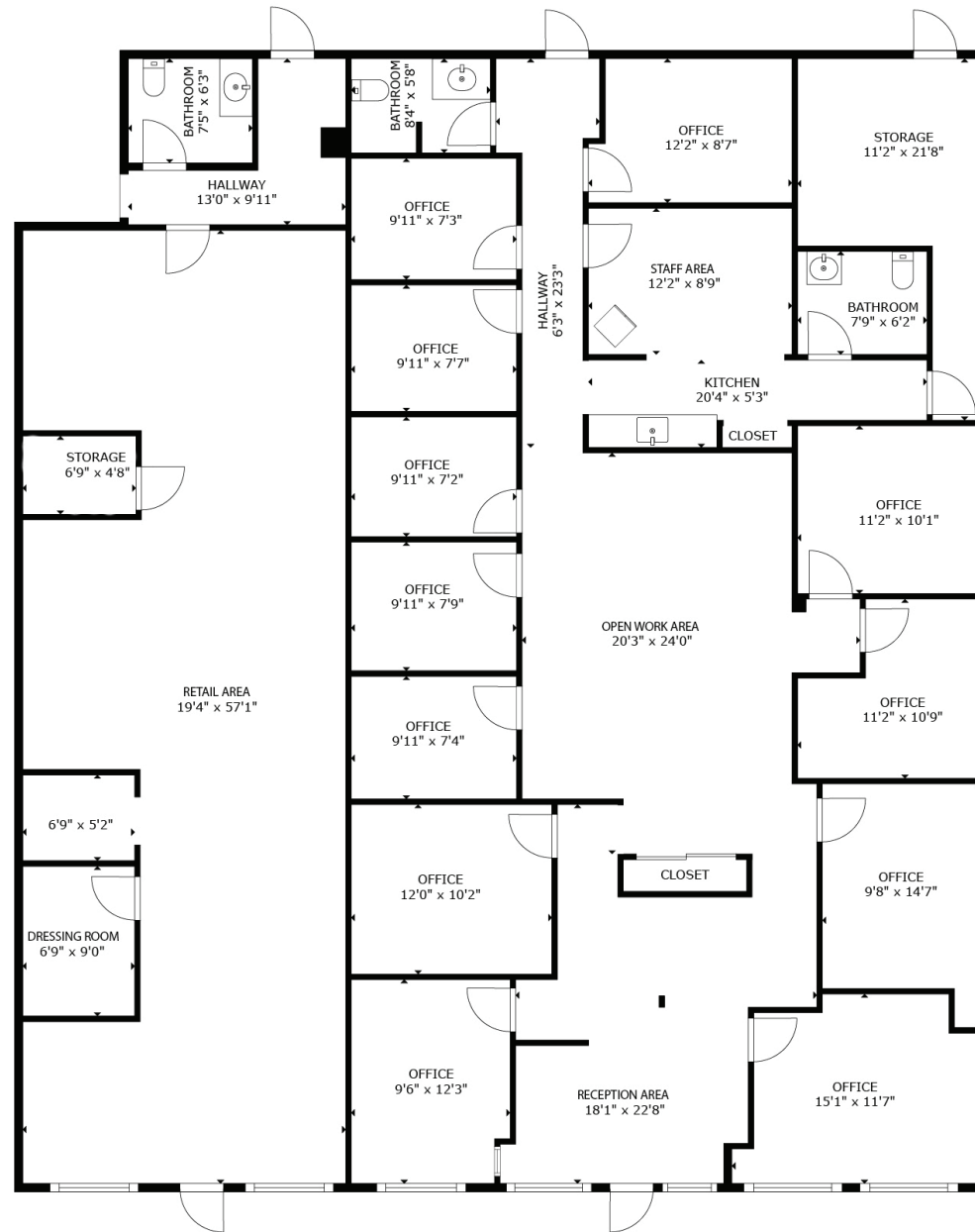
Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to purchase a commercial building on Main Street in Downtown Westbank.

Features:

- ▶ The lot is approximately .365 acres or 15,917 SF and is rectangular in shape with almost 90 Ft of frontage running east-west along Main Street and has a depth of approximately 182 FT
- ▶ Stand-alone, single storey, commercial building totaling ±4,012 SF with high profile frontage along Main Street, the primary transportation route through West Kelowna
- ▶ Multi-tenanted building is demised into 2 units, with a tenant occupying 1,300 SF and the current owner occupying the remaining space of approximately 2,712 SF
- ▶ This is an ideal opportunity for a commercial investor or an owner-occupier that has interest in occupying one unit while holding on to the existing tenant to add a component of income to the purchasing equation
- ▶ Large, open parking area to the rear of the property with direct access off of Main Street
- ▶ The property is located in the Westbank area of West Kelowna, in an area designated by the City of West Kelowna as the main retail and commercial avenue in the area
- ▶ Property is zoned C1 - Medium Density Commercial which permits a wide variety of commercial uses, including retail, office, apartments, and more
- ▶ There is redevelopment potential as C1 zoning allows a FAR of 1.5, a maximum height of up to 4 storeys and a site coverage of 100%, making this property a good candidate for potential redevelopment or assembly with neighbouring properties
- ▶ For more information or to arrange a tour of this commercial building contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information, configuration and square footage should be verified.

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Interior Photos



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Building Exterior Photos

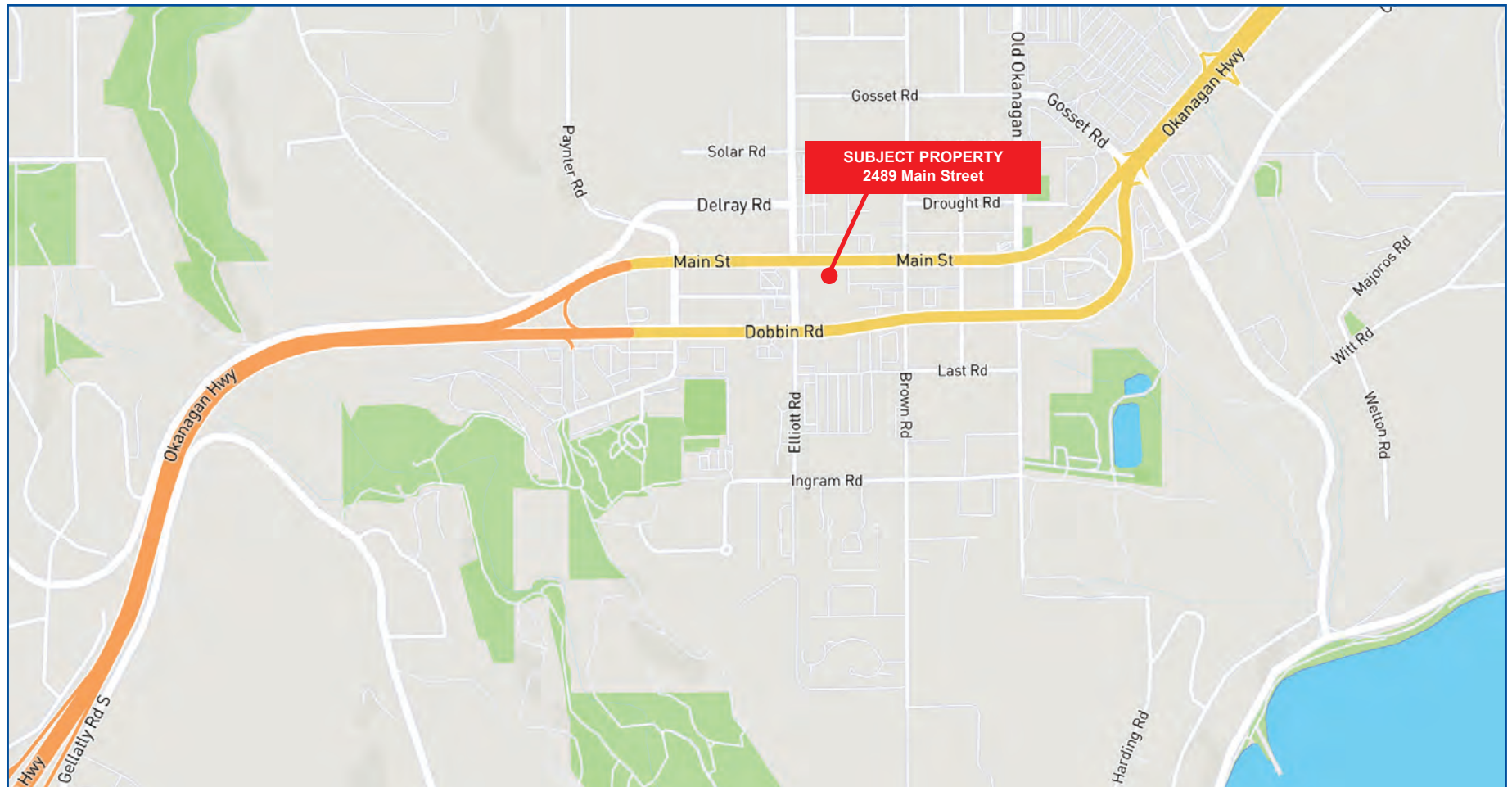


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Aerial Images



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*The Commercial
Real Estate Experts*



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