FOR SALE

PROMINENT COMMERCIAL STRATA UNIT

#102 - 3320 Richter Street, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
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250.870.2165

REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SALE: #102 - 3320 Richter Street, Kelowna, BC

Property Details

Civic Address:
#102 - 3320 Richter Street, Kelowna, BC

Legal Description:
Strata Lot 1, Plan KAS2553, District Lot 14, 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:
025-723-197

Location:
Located mid-block on the south side of Lanfranco Rd between Richter St and Lakeshore Rd in the South Pandosy area

Unit Size:
1,520 SF

Zoning:
UC5 - Pandosy Urban Centre

Strata Fees:
$1,160.85/month

List Price:
$1,368,000 plus applicable taxes

Commercial Strata Unit Available in the Highly Desirable South Pandosy Area of Kelowna

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire a corner unit in Mission Centre, a well-managed medical-oriented professional building.

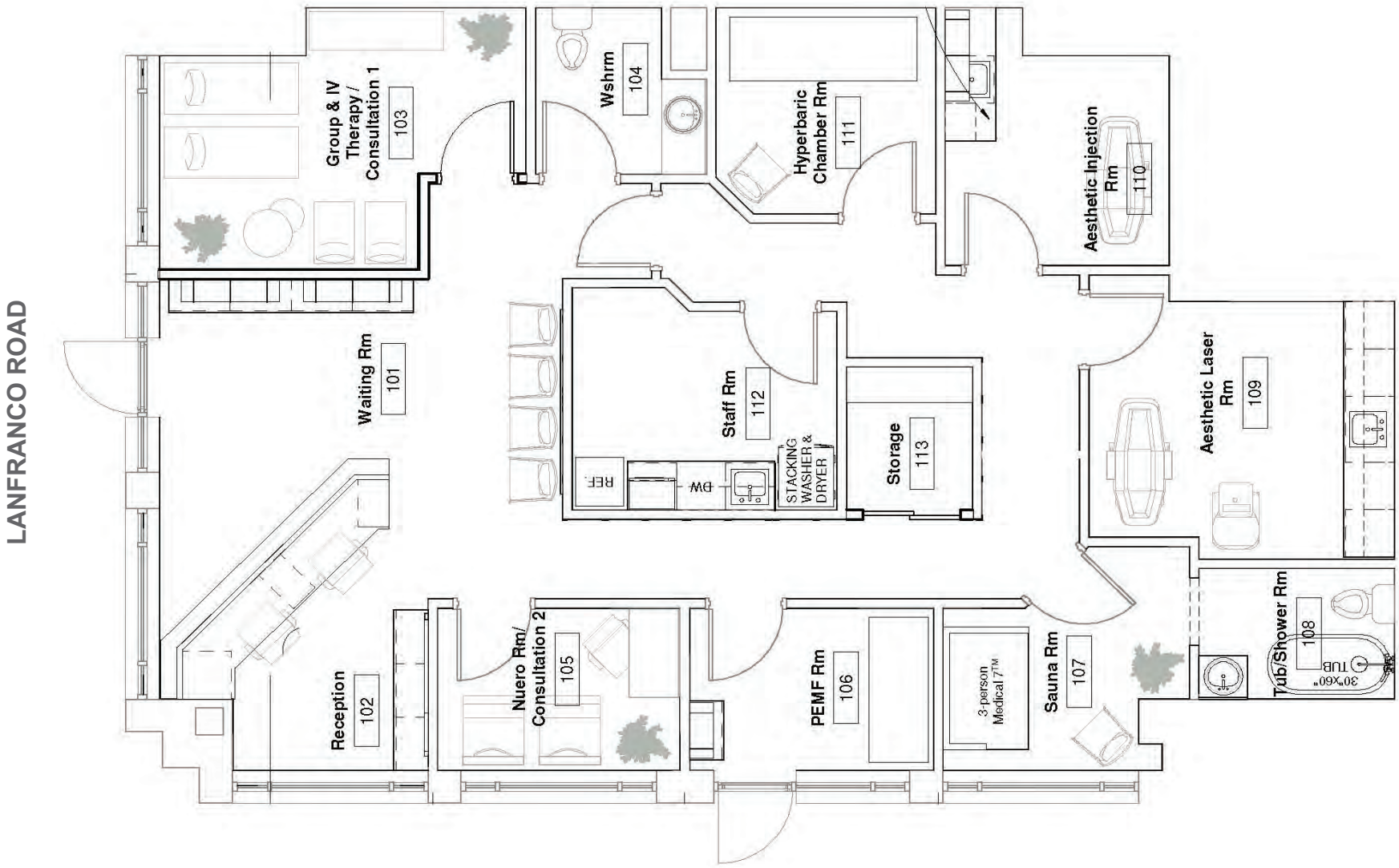
Features:

Approximately 1,520 SF of street level space, with north facing windows fronting Lanfranco Road in this busy commercial area.

- Space currently includes 7 treatment rooms, staff room with kitchenette & laundry hook-up, washroom & tub/shower room, storage, reception and waiting area with product display shelving & cabinets
- Unit features high ceilings, built-in cabinetry of various configurations, and extensive use of pot & feature lighting - built-ins are included, all other furniture and equipment shown are excluded from the sale
- Large on-site parking lot; 2 parking passes are allocated for Strata Lot 1 with council approval - allocation is based on unit entitlement
- Located in the busy South Pandosy area of Kelowna, next to Knights Pharmacy & across the street from Save-On-Foods
- For more information or to arrange a tour of this space 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 provided, is approximate and may not be to scale. If important, information and configuration should be verified.

Interior Photos



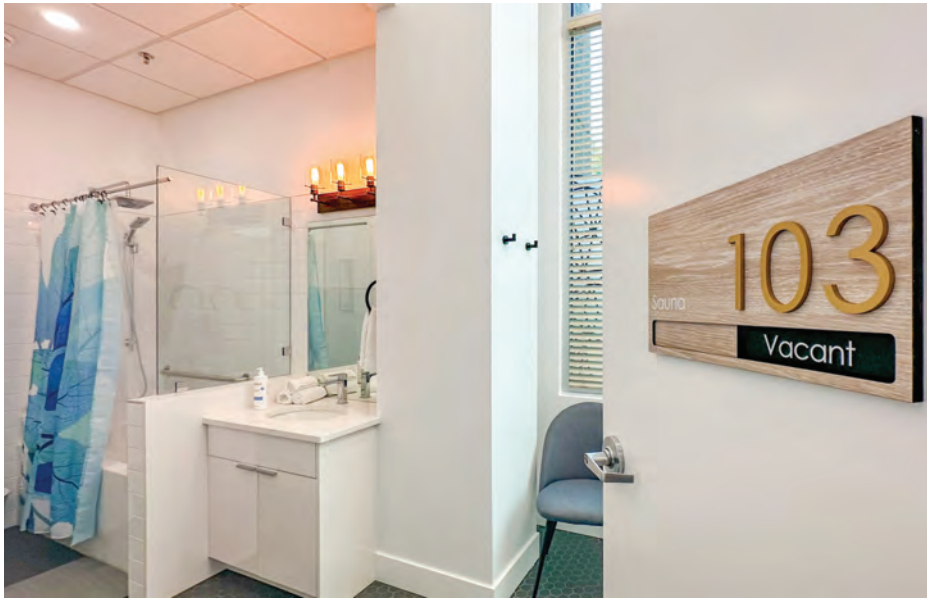






Interior Photos









Interior Photos









Interior Photos









Exterior Photos









Aerial Images

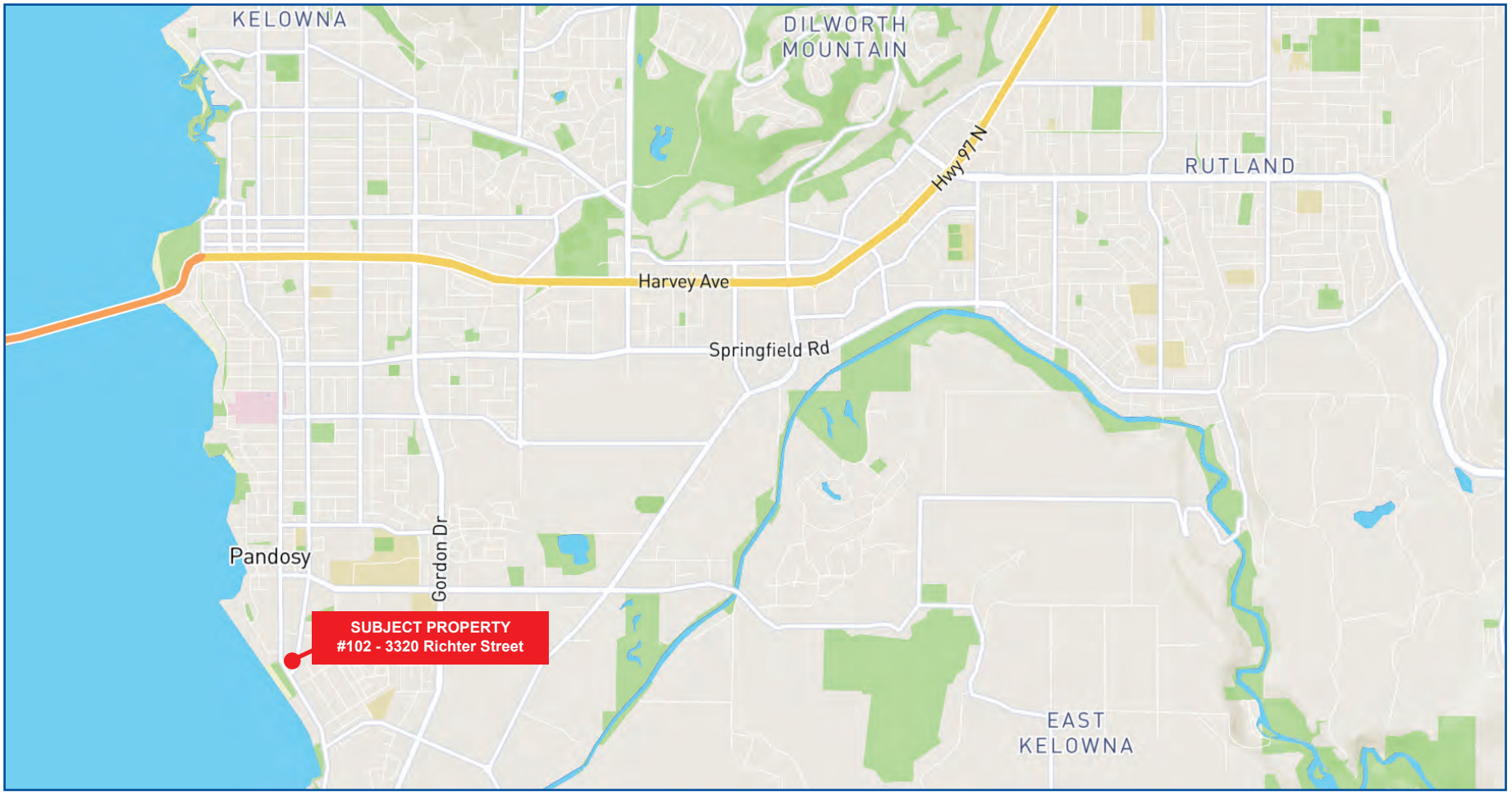








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CCIM *The Commercial Real Estate Experts*

REMAX COMMERCIAL

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