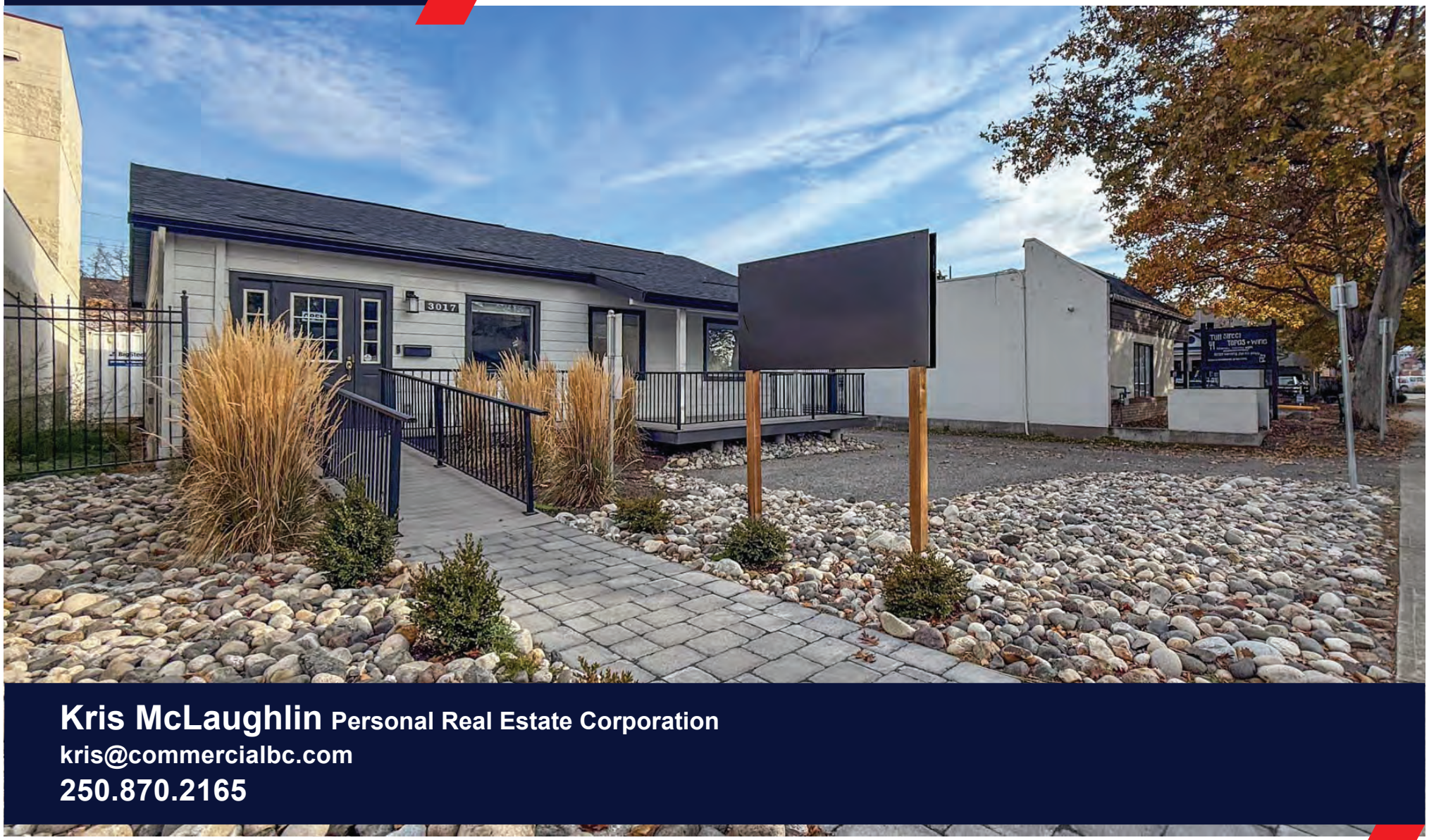
FOR LEASE

STAND-ALONE OFFICE BUILDING WITH PARKING

3017 Tutt Street, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

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

Each Office Independently Owned and Operated.

FOR LEASE: 3017 Tutt Street, Kelowna, BC

Property Details

Civic Address:
3017 Tutt Street, Kelowna, BC

Location:
Located on the east side of Tutt Street between KLO Road and Groves Avenue in the Pandosy commercial area of Kelowna

Building Size:
1,374 SF (approximate)

Lot Size:
0.2 Acres or 8,712 SF

Zoning:
UC5 - Pandosy Urban Centre

Lease Rate:
$28.00 PSF Per Annum + $15.32 PSF Per Annum additional rent (estimated for 2026) & a 5% management fee based on basic rent + applicable taxes

Stand-Alone Commercial Space Available on Tutt Street in the Pandosy Commercial Area

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to lease a single-tenant, commercial building centrally located in Kelowna, BC.

Features:

Stand-alone commercial building in a well established commercial area of Kelowna, close to the high traffic corner of KLO Road and Pandosy Street.

- Approximately 1,374 SF commercial building featuring an inviting entryway with reception desk and waiting area, 5 individual offices, boardroom with kitchenette area, file and photocopy area, and an in-suite washroom
- Building has an accessibility ramp and patio at the front as well as a rear entrance from the dedicated parking area
- Parking area to the rear is fenced, semi-secure with double gates & room for 5 or 6 vehicles
- Short walk to local restaurants, amenities and public transportation
- 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



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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.

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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