FOR SALE OR LEASE

GATEWAY COMMERCIAL BUILDING

1659 Water Street, Kelowna, BC

Kris McLaughlin Personal Real Estate Corporation
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250.870.2165

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

Each Office Independently Owned and Operated.

Property Details

Civic Address:
1659 Water Street, Kelowna, BC

Legal Description:
Lot 12, Block 6, Plan KAP462, District Lot 139, ODYD, Except Plan KAP82841

PID:
012-356-701

Location:
Located at the southeastern corner of the signalized intersection of Water St and Leon Ave

Available Unit Size:
±2,448 SF of interior commercial space plus a bonus of a full, third-floor, roof-top patio level

Zoning:
UC1 - Downtown Urban Centre

Lease Rate:
$36/SF plus additional rents of $12/SF (estimated for 2026) and applicable taxes

Sale Price:
$1,950,000 + GST

The Wedge - Brand New, Single Tenant Commercial Building with a Bonus Roof-Top Patio

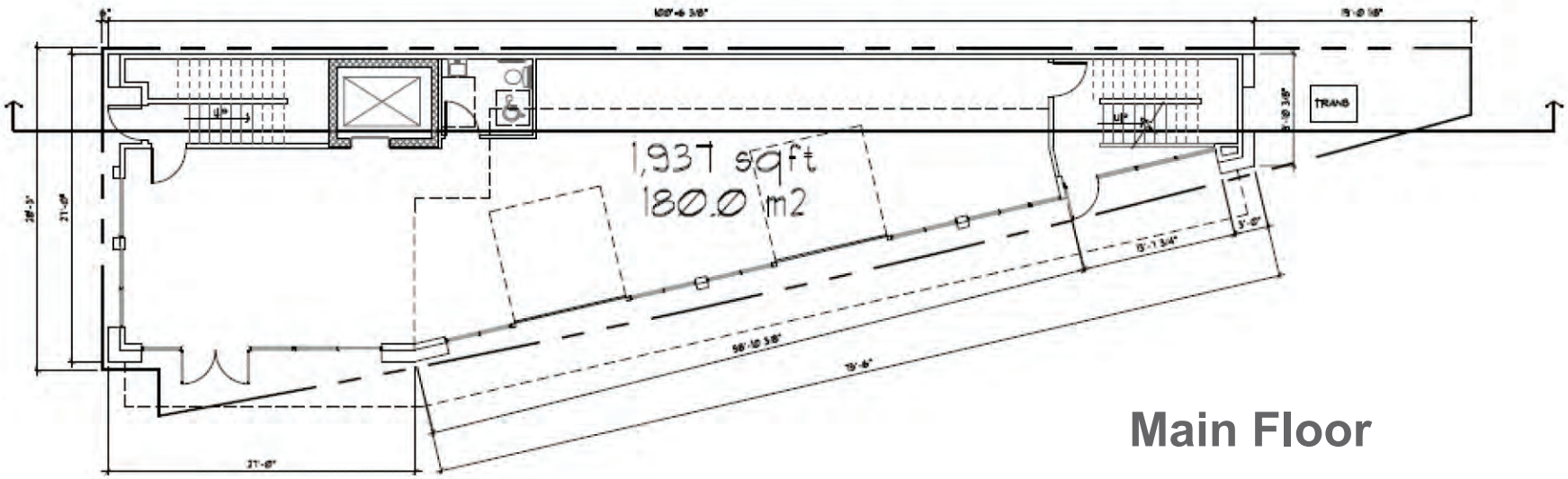
Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to purchase or lease a brand new commercial building (currently under construction) at Kelowna's Gateway to Downtown.

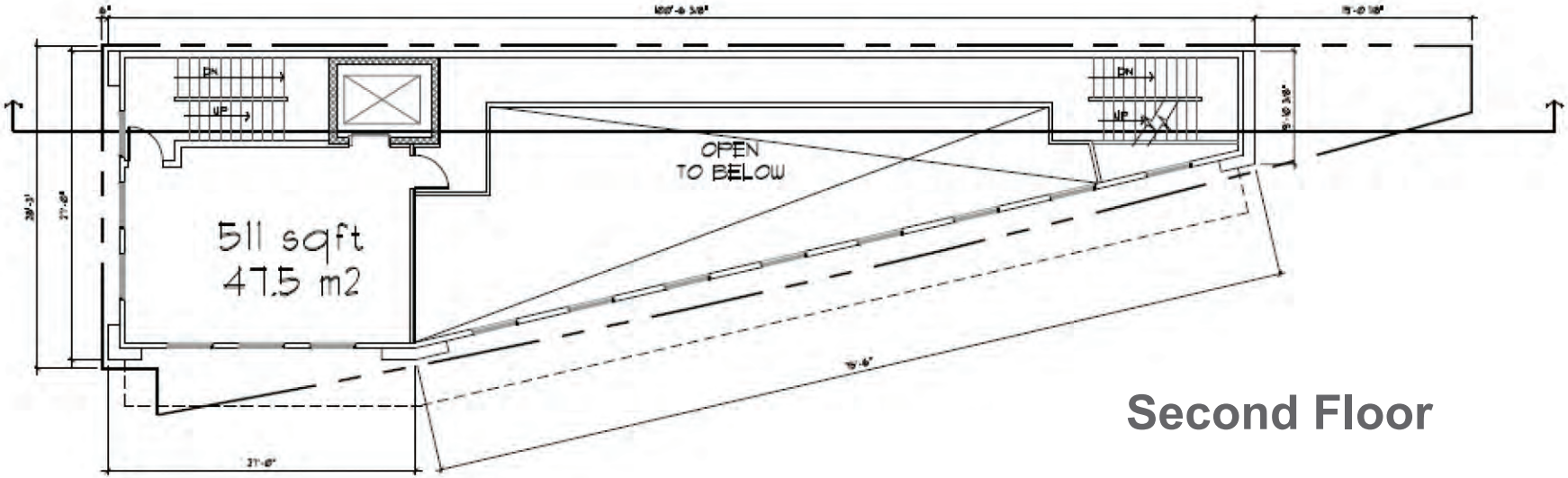
Features:

- This unique building offers a total of ±2,448 SF of interior commercial space including a large, open main floor featuring an inviting entryway and the 2nd floor is a mezzanine level that overlooks the main level and has a small office space
- Included as a bonus is a spectacular roof-top patio of ±1,947 SF, offering outstanding views of the downtown area
- Building has 2 interior staircases and potential elevator access (not installed) which can provide access to the roof-top patio level
- Due to the unique location & nature of the building there are no dedicated parking stalls available
- Located only one block east of the lake front and one block north of the Harvey Ave - Highway 97 corridor, offering a prominent presence at the Gateway to Downtown Kelowna
- For a qualified tenant, the developer is willing to insulate, drywall and drop the slab (once the utility services are run)
- For more information or to arrange a tour of this building contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

Floor Plans



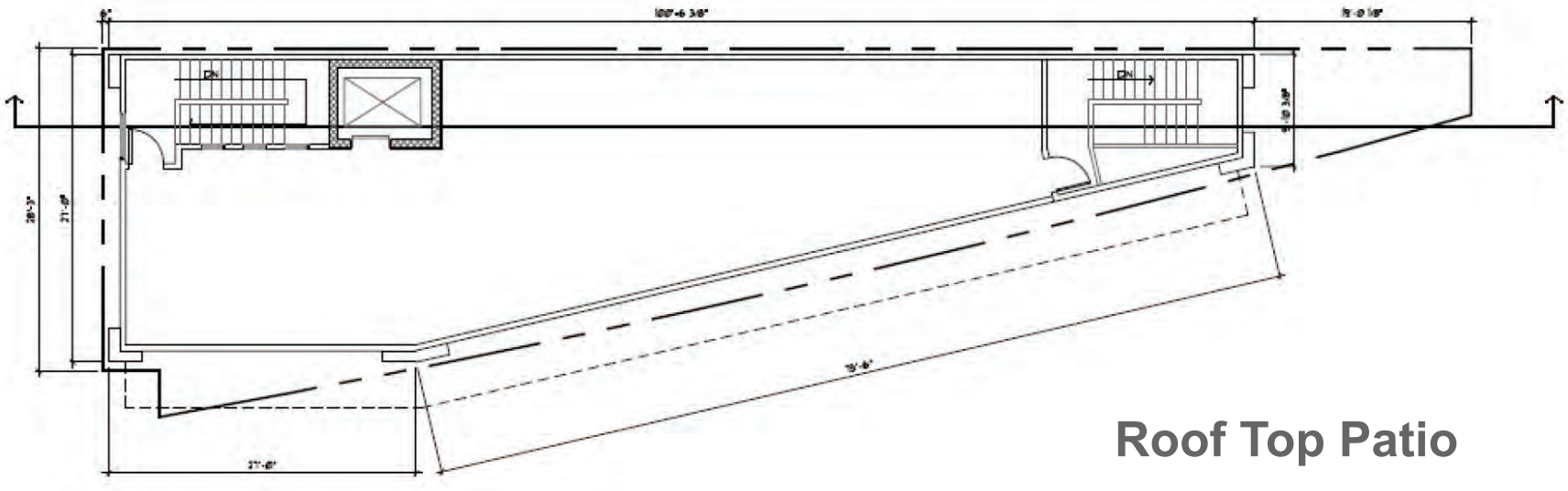
Main Floor



Second Floor

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

Floor Plans



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Renderings

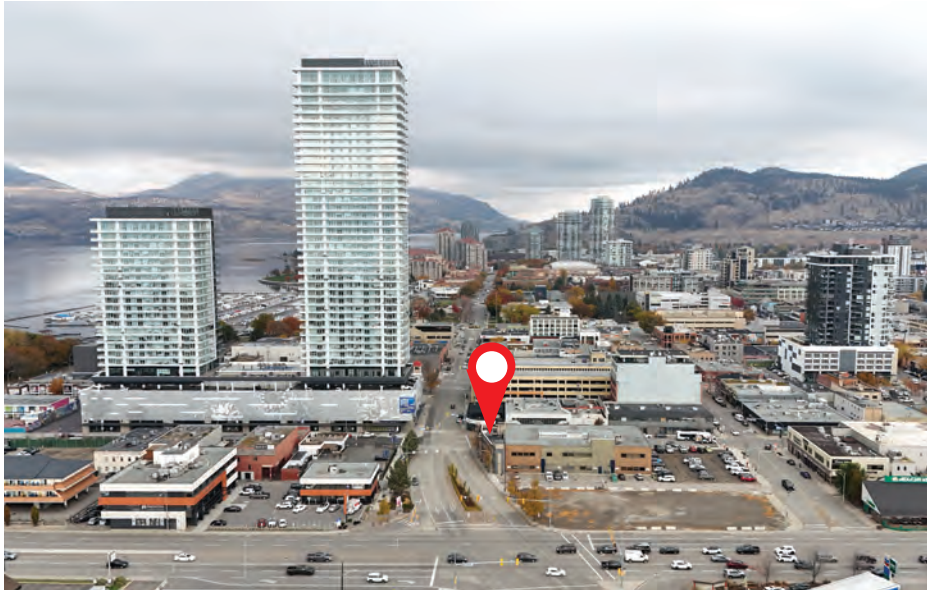
Interior Photos - Under Construction

Interior Photos - Under Construction

Roof Top Patio Photos - Under Construction

Exterior Photos - Under Construction

Neighbourhood Photos



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CCIM *The Commercial Real Estate Experts*

REMAX COMMERCIAL®

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