



**103 810
CLEMENT
AVE**

**INDUSTRIAL RETAIL/OFFICE SPACE
LOCATED DOWNTOWN KELOWNA**


**103 - 810 CLEMENT AVENUE, KELOWNA BC
2,062 SF - IMMEDIATE POSSESSION**


STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
250.808.8101
www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
103 - 810 Clement Avenue,
Kelowna BC

 **UNIT SIZE**
Ground: 1,528 SF
Mezz: 534 SF
Total: 2,062 SF

 **ZONING**
I2 - Light Industrial

 **YEAR BUILT**
2021

 **LEASE RATE**
\$27 / SF

 **OPERATING COSTS**
\$9.12 / SF

 **POSSESSION**
Immediate

THE OPPORTUNITY

I2 Industrial flex space located in the Powerhouse development in downtown Kelowna. Unit 103 offers a 22 FT clear height ceiling with an open mezzanine, a 10' x 12' grade level door, a 2-piece bathroom, and a kitchenette. This unit provides excellent signage opportunities along Clement Avenue and is located in the heart of entertainment, services, and recreation in the downtown area with easy access to shopping, lakefront recreation, parks, and bike paths that will make your business popular with employees and customers alike.



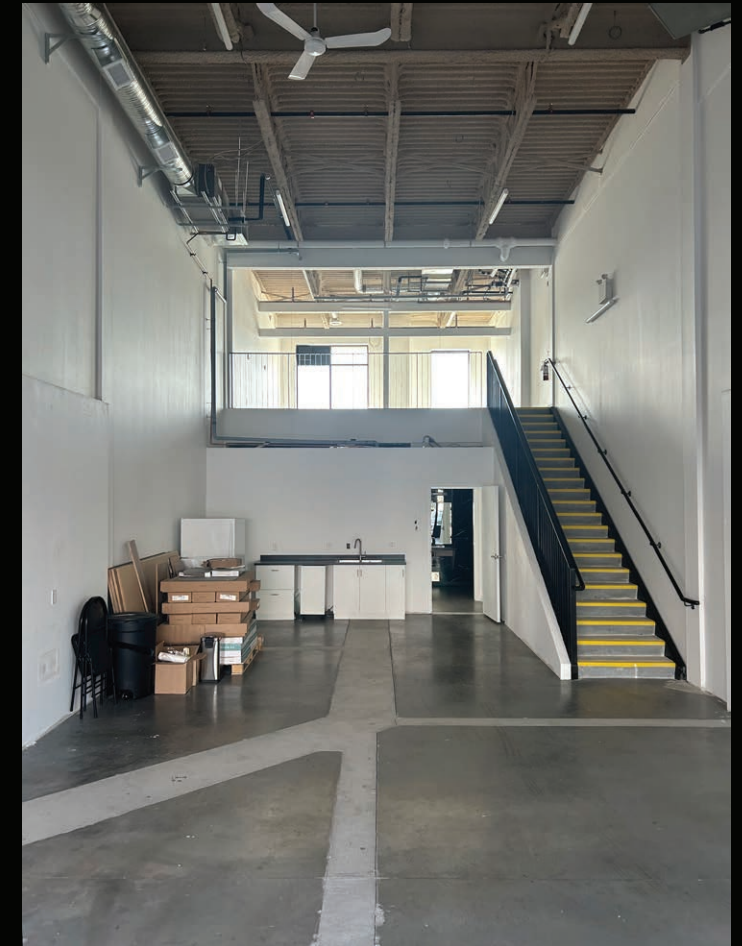
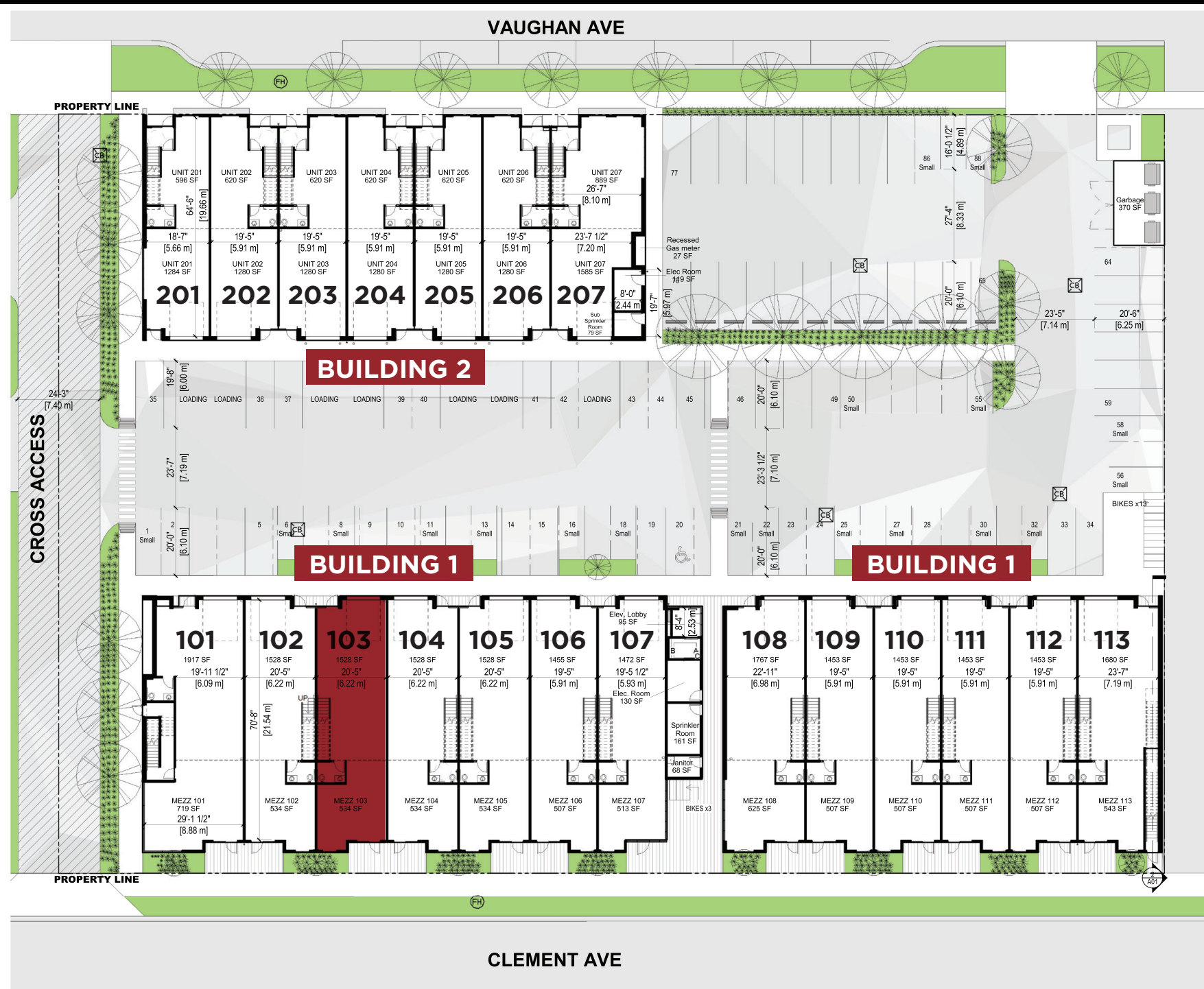
PROPERTY HIGHLIGHTS:

- 2,062 SF Total Leasable Area
- 22 FT Clear ceiling height
- 200 AMP 3 phase 120/208V power
- One at grade loading bay with 10'x12' glade OH door
- 2 Assigned parking spaces and ample free street parking
- Customer bathroom
- Upper outdoor patio common space
- Developed by PC Urban





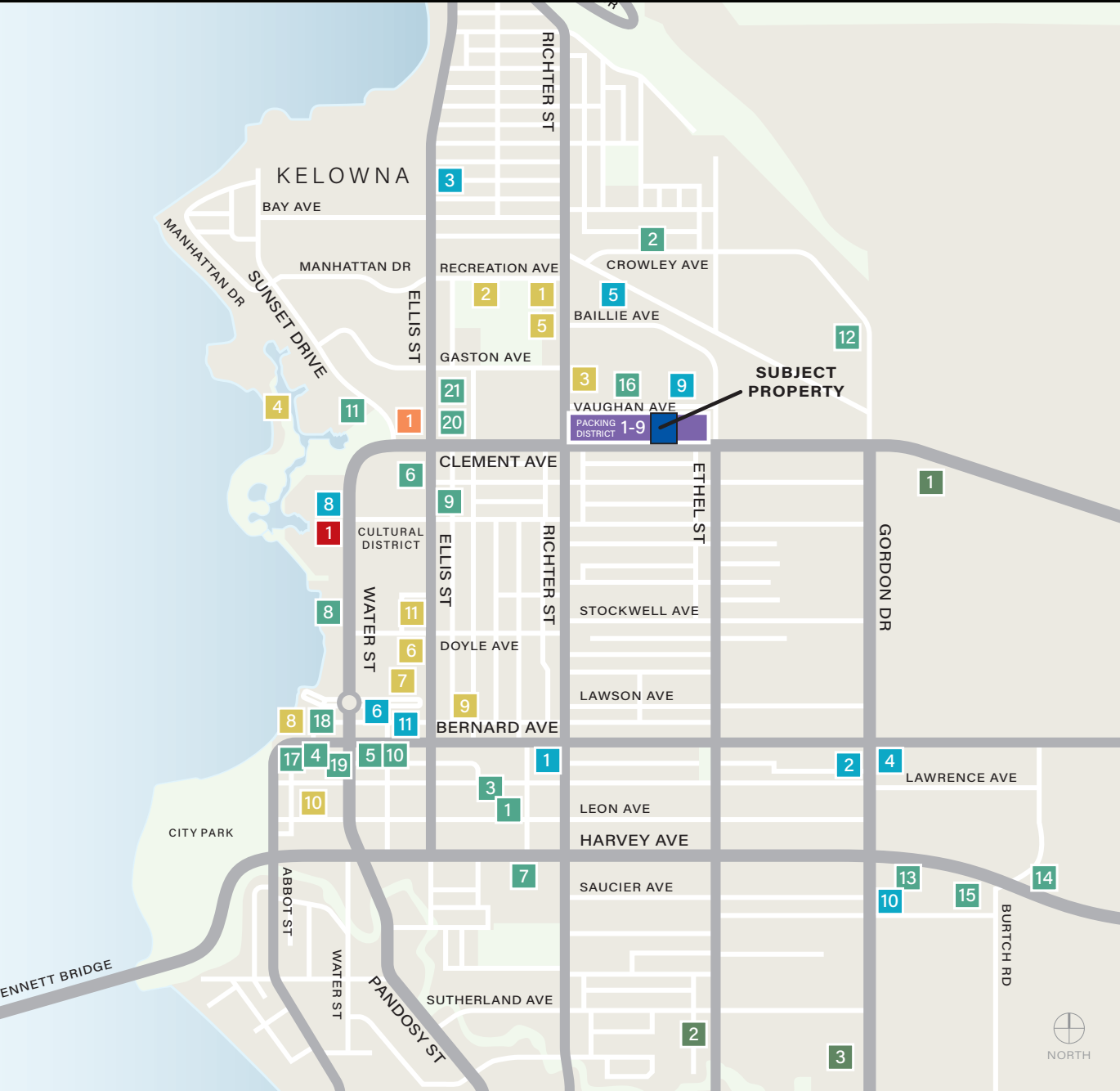
SITE PLAN



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LOCATION OVERVIEW

 22,000 VPD Clement traffic count



Restaurants/ Brew Pubs / Cafés

1. Little Hobo Soup & Sandwich Shop
2. Okanagan Street Food
3. Naked Cafe
4. Salt & Brick
5. Antico Pizza Napoletana
6. BNA Brewing Co. - Eatery
7. Boston Pizza
8. Cactus Club Cafe Kelowna Yacht Club
9. Bliss Bakery - Ellis Street
10. Starbucks
11. Waterfront Wines Restaurant
12. Bright Jenny Coffee
13. The Old Spaghetti Factory
14. Browns Socialhouse
15. Domino's Pizza
16. Rustic Reel Brewing
17. Earls
18. Kelly O'Bryan's
19. Moo-Lix Ice Cream
20. The Train Station Pub
21. Central Kitchen & Bar

Shops

1. Safeway Downtown Kelowna
2. Mediterranean Market
3. Knox Mountain Market
4. 7-Eleven
5. Canada Post
6. O'Flannigan's Liquor Store
7. Okanagan Lifestyle Apparel Inc.
8. Untouchable In Hair
9. BC Tree Fruits Market
10. Capri Centre
11. lululemon

Education

1. Bankhead Elementary School
2. St. Joseph Catholic Elementary School
3. A S Matheson Elementary

Recreation / Parks

1. Elks Stadium
2. Kelowna Curling Club
3. Sandhill Wines
4. Tugboat Beach
5. CrossFit Okanagan
6. Okanagan Military Museum
7. Kasugai Gardens
8. Kerry Park
9. Europa Salon & Spa
10. Sapphire Nightclub
11. Kelowna Downtown Library | ORL Branch

The Shoppes at One Water Street

1. Soul de Cuba Café
2. ONE Dental

Hotels

1. Grand Okanagan Resort

Packing District

1. Bad Tattoo Brewing
2. Marmalade Cafe
3. Okanagan E-Kruise
4. Knox Mountain Dentistry
5. Pharmacy
6. Chiropractor
7. Naturopath
8. Hair Salon
9. Climbing Gym
10. Optometrist
11. Sandhill Winery
12. Rustic Reel Brewery

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CONTACT

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stevelaursen@rlkcommercial.com

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