



113 - 810
CLEMENT
AVE

INDUSTRIAL RETAIL/OFFICE SPACE
LOCATED DOWNTOWN KELOWNA

113-810 CLEMENT AVENUE, KELOWNA BC
2,223 SF - AVAILABLE JULY 2021

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL COMMERCIAL INVESTMENT REAL ESTATE



PROPERTY DETAILS



MUNICIPAL ADDRESS

113- 810 Clement Avenue,
Kelowna BC



UNIT SIZE

Ground - 1,680 SF
Mez - 543 SF
Total 2,223 SF



ZONING

I4 - Light Industrial



YEAR BUILT

2021



LEASE RATE

\$27/SF



ESTIMATED ADDITIONAL RENT

\$6/SF



POSSESSION

July 2021

THE OPPORTUNITY

Industrial retail and office space located in the Powerhouse development downtown Kelowna. Unit 113 is part of Kelowna's newest and most innovative business space and provides excellent signage opportunities along Clement Avenue. This end unit offers 22 FT clear height ceilings with an open mezzanine located in the heart of entertainment, services, and recreation in the downtown area. Easy access to shopping, lakefront recreation, parks, and bike baths will make your business popular with employees and customers alike..



PROPERTY HIGHLIGHTS:

- 2,223 SF Total Leasable Area
- 22 FT Clear ceiling height
- End unit
- 200 AMP 3 phase 120/208V power
- One at grade loading bay with 10'x12' glaze OH door
- 2 Assigned parking spaces and ample free street parking
- Customer bathroom
- Upper outdoor patio common space
- Newest development in downtown Kelowna
- Developed by PC Urban

ZONING: I4 CENTRAL INDUSTRIAL PLUS - ADDITIONAL ALLOWABLE USES

Offices, business support services, financial services, government services, health services, retail liquor sales establishment, retail stores (service commercial), retail stores (general) and commercial schools

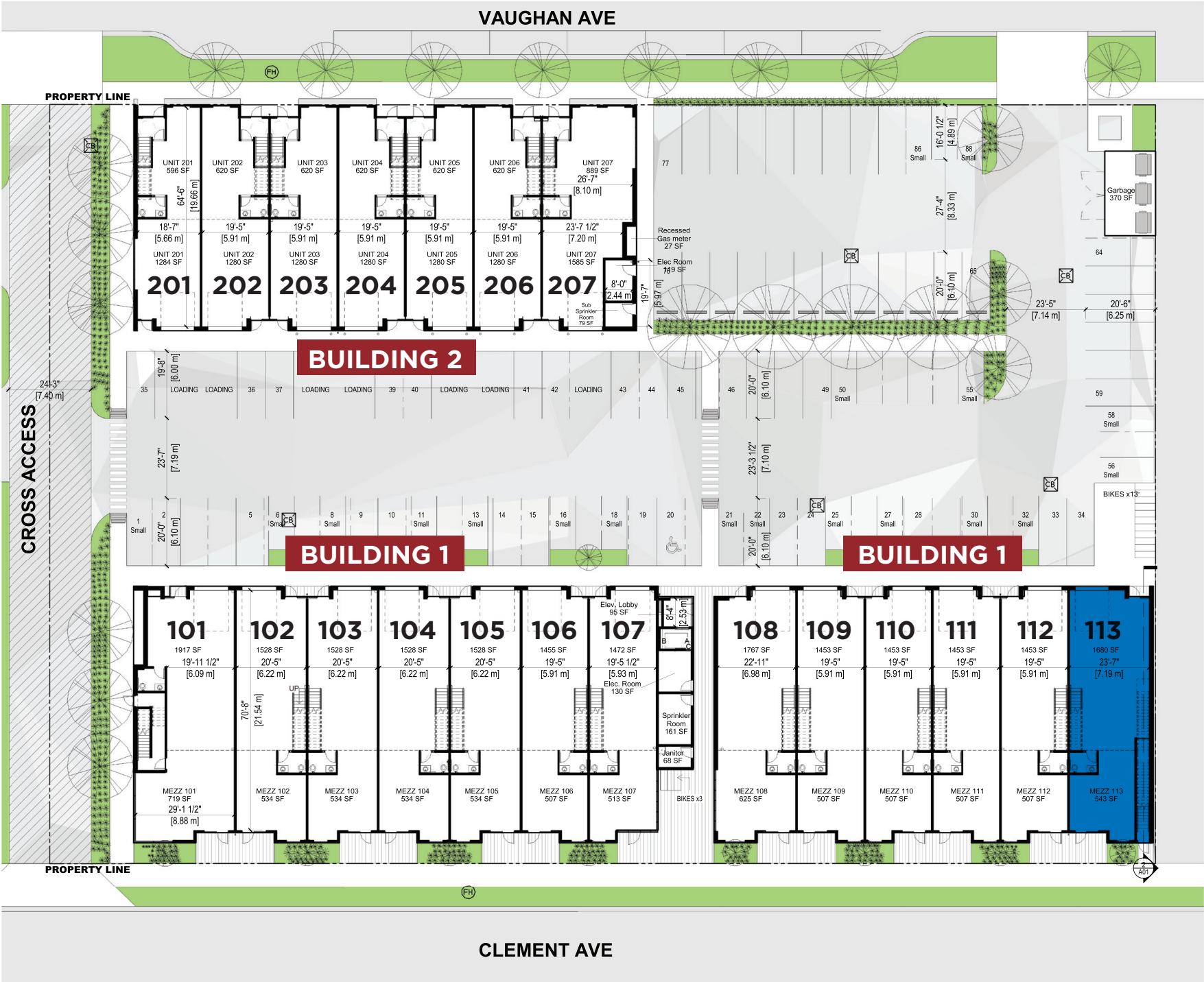


STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL COMMERCIAL INVESTMENT REAL ESTATE





SITE PLAN



113-810
CLEMENT
AVE

LOCATION OVERVIEW



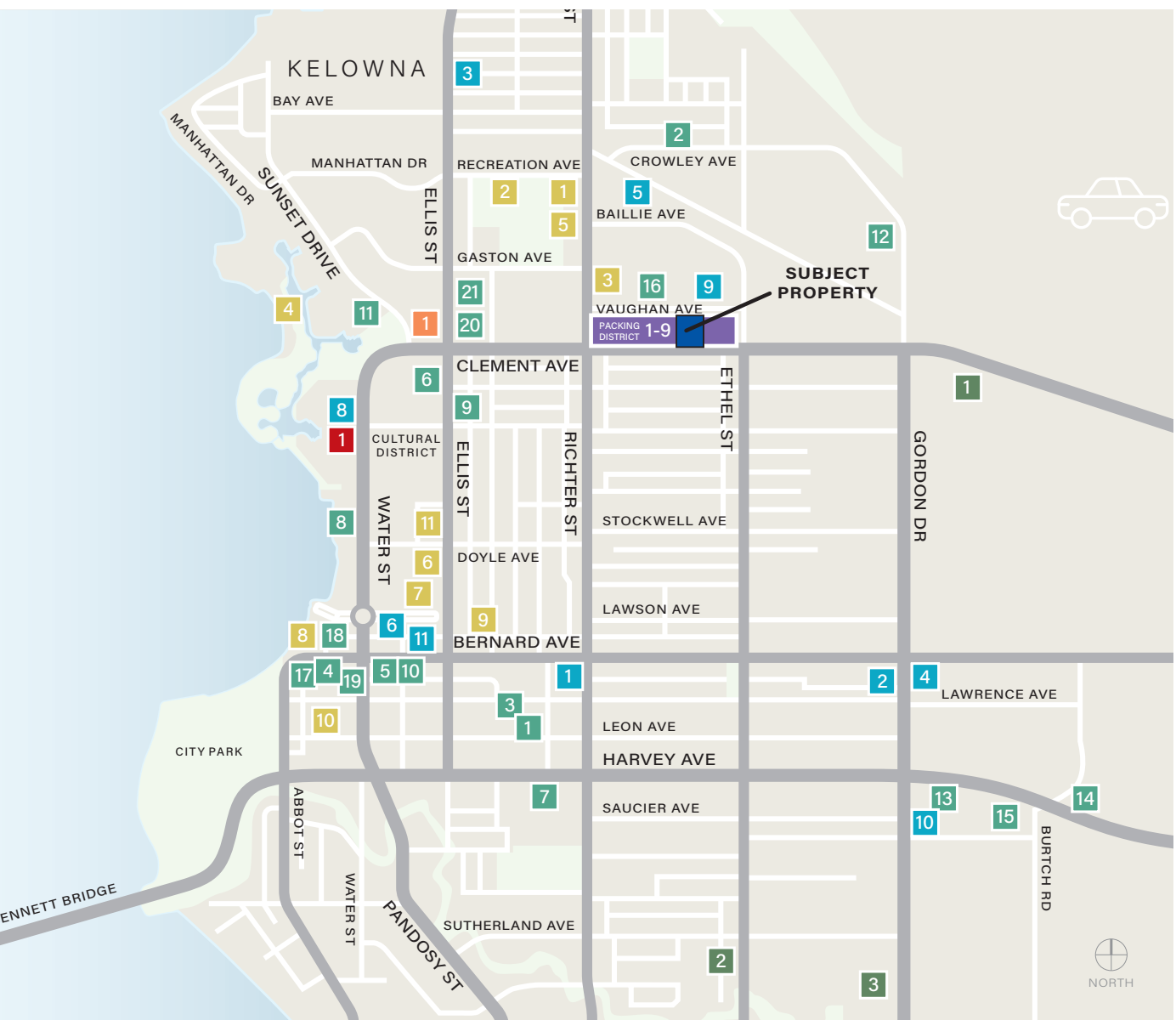
800+ New residential units since 2017



350+ Staff new RCMP headquarters



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

113 - 810
CLEMENT
AVE

CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



ROYAL LEPAGE
COMMERCIAL

113-810
CLEMENT
AVE

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.