

NUVISTA
CHIROPRACTIC AND WELLNESS

FOR LEASE

**OFFICE OR RETAIL SPACE LOCATED IN
RIVERSIDE VILLAGE SHOPPING CENTRE**

164 & 166 - 290 RIVERSIDE DRIVE | PENTICTON BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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JOEY STENSLAND

AGENT

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ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com



PROPERTY DETAILS



MUNICIPAL ADDRESS

Units 164 & 166
290 Riverside Drive
Penticton, BC



LEASEABLE AREA

2,131 SF



ZONING

C4 - General Commercial



PARKING

Shared on-site



POSSESSION

Immediate



LEASE RATE

\$26



NNN

\$9.85 / SF

THE OPPORTUNITY

Introducing a versatile leasing opportunity in the notable Riverside Village Shopping Centre, offering a prime space suitable for office, retail, or restaurant use. This exceptional property features a practical and spacious unit layout with a welcoming front desk/reception area.

Designed to cater to diverse business needs, the unit currently comprises nine well-appointed offices arranged along the perimeter. This flexible space can be customized to accommodate various office configurations, retail displays, or restaurant concept.

Situated at the first point of entry from Kelowna, Riverside Village enjoys unparalleled visibility with high vehicle and pedestrian traffic. This strategic location ensures maximum exposure, providing a steady stream of potential customers and clients.

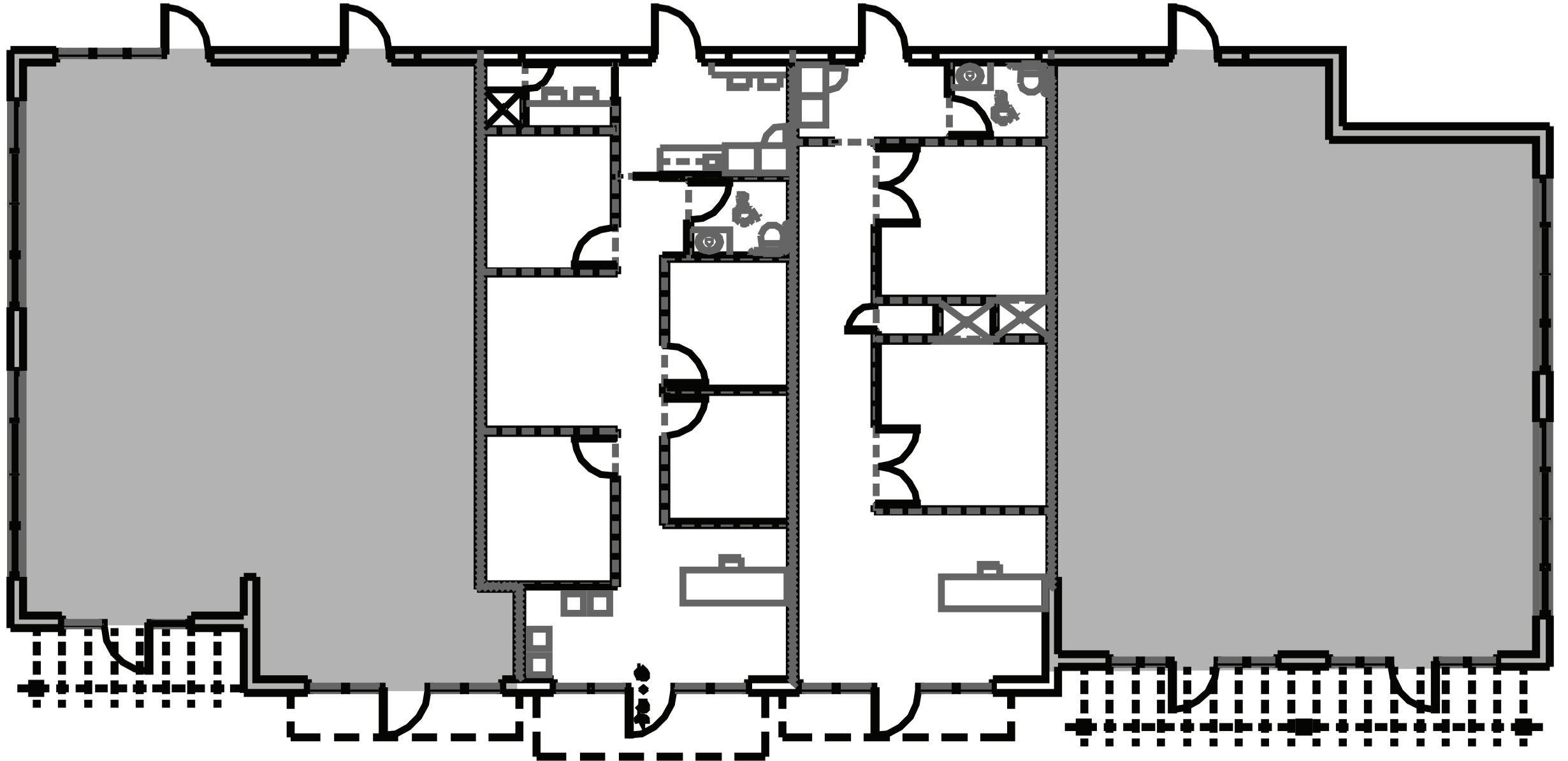
HIGHLIGHTS

- Outstanding high-profile location with significant vehicle and pedestrian traffic
- Situated within Riverside Village Shopping Centre, anchored by multiple notable tenants
- An abundance of glazing for ample natural light
- Turn-key, ready-to-operate space
- Nine existing office spaces
- Two complete washrooms and one shower room
- Kitchenette with sink and storage in backroom
- Electric vehicle charging stations on-site





FLOOR PLAN



LOCATION OVERVIEW

Located at the first point of entry into Penticton from Kelowna, Riverside Village is home to an abundance of notable anchoring tenants. Steps away from local eateries, coffee shops, entertainment, and recreation amenities.



LOCALANDING
ADVENTURE PARK

SANDMAN
HOTEL

SOUTH OKANAGAN
EVENTS CENTRE

RIVERSIDE
MOTEL

DAYS INN

RIVERSIDE
TOWNHOMES

RAMADA PENTICTON
HOTEL & SUITES

RIVERSIDE
VILLAGE

PENTICTON GOLF &
COUNTRY CLUB

PENTICTON CHANNEL

HIGHWAY 97

CONTACT

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