

FORECLOSURE SALE



19,000 SF DOWNTOWN RETAIL WITH FUTURE DEVELOPMENT POTENTIAL

1095 Ellis Street, Kelowna BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

A rare opportunity to acquire a 19,093 square foot recently renovated retail building located in the heart of downtown Kelowna. The property is ideally positioned within one of the city’s most desirable and walkable residential nodes.

1095 Ellis Street sits on a generous 0.88 acre parcel and underwent an extensive renovation completed in 2024. The building, currently a grocery store, includes a commercial-grade freezer, cooler, and fixtures suited to a wide variety of commercial uses.

Zoned UC1, offering a wide variety of allowable uses and strong long-term redevelopment potential. This downtown asset represents a unique opportunity for either an owner-user or investor looking for high-exposure real estate in Kelowna’s fast-growing core.

PROPERTY SUMMARY

FEATURE	DETAILS
Address	1095 Ellis Street, Kelowna, BC
Zoning	UC1
Lot Size	0.88 Acres
Main Floor Area	18,110 SF
Mezzanine Area	983.6 SF
Total Area	19,093.6 SF
Renovation Year	2024
Power	750 KVA 3PH, 347/600V
Ceiling Heights	10’6” to 18’ clear height
Loading	8'W x 12'H door
HVAC	New HVAC systems (2024)
Lighting	All-new interior & exterior LED lighting
Roof	New in 2024
Price	\$10,900,000

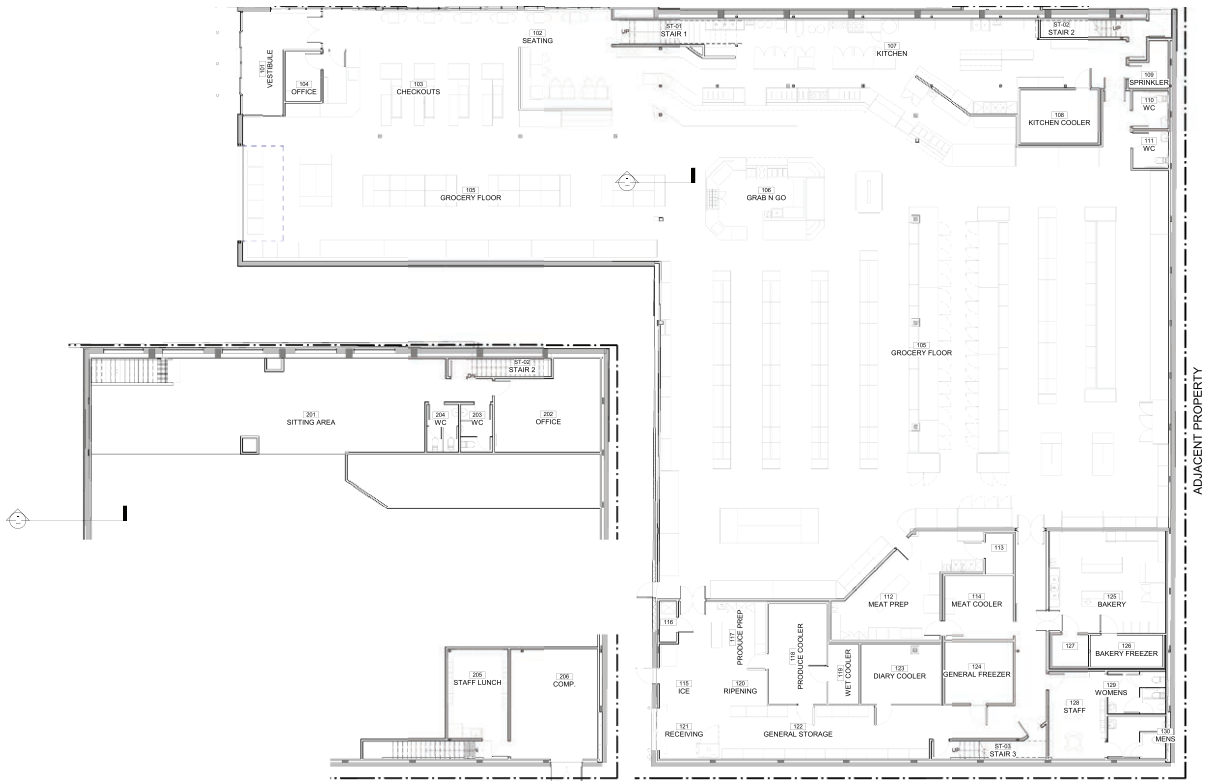
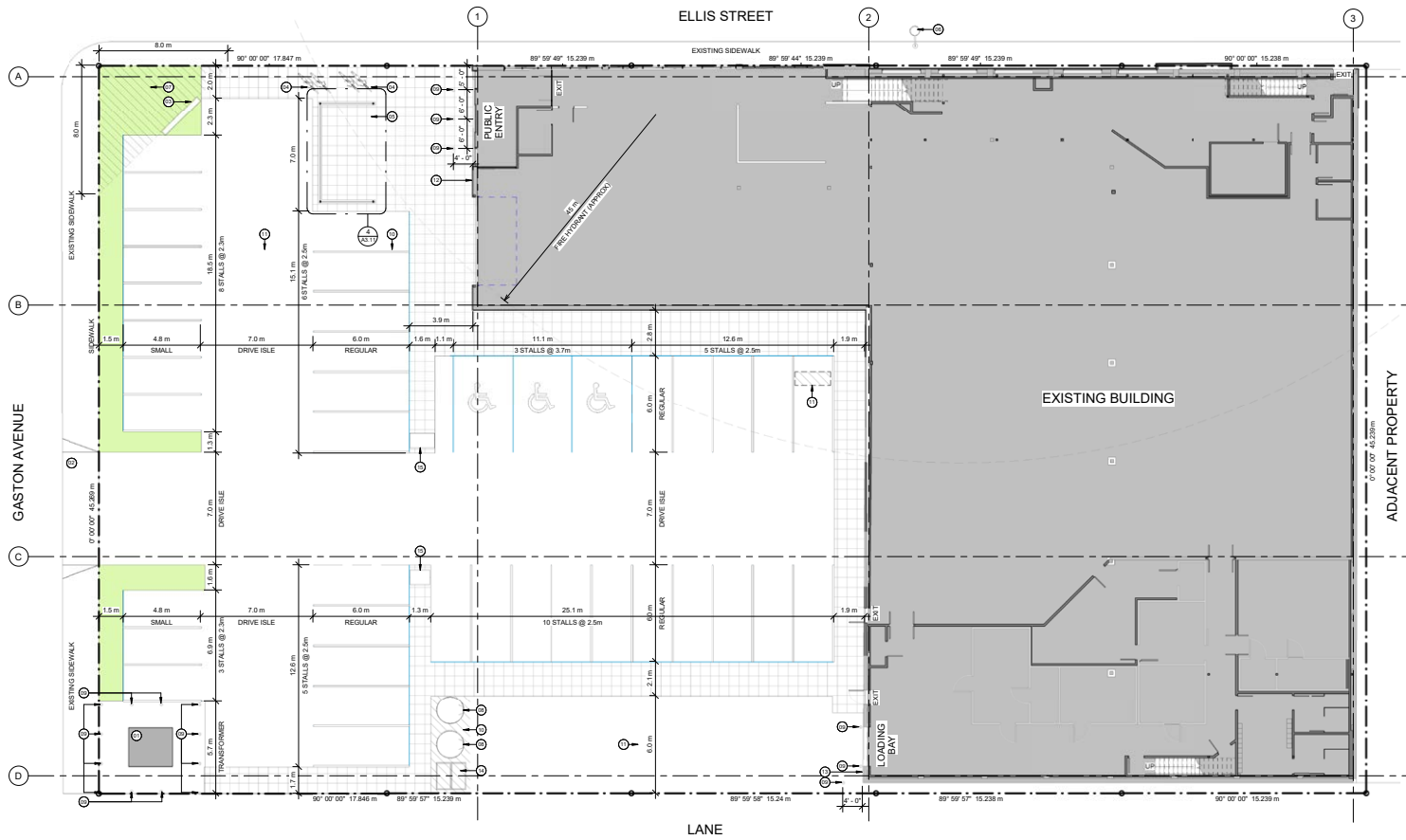
Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia

BUILDING HIGHLIGHTS

- Completely renovated in 2024 including:
 - New HVAC
 - New LED lighting (interior & exterior)
 - Fully replaced roof
 - All new insulation in roof and exterior walls
 - Added mezzanine
- New parking lot & landscaping
- Exterior upgraded with painted brick, hardie board, corrugated metal, and LUX panelling
- Glass storefront and automatic sliding doors at main entrance
- High visibility signage potential
- Walkable access to downtown residential and commercial amenities



SITE PLAN & FLOOR PLAN



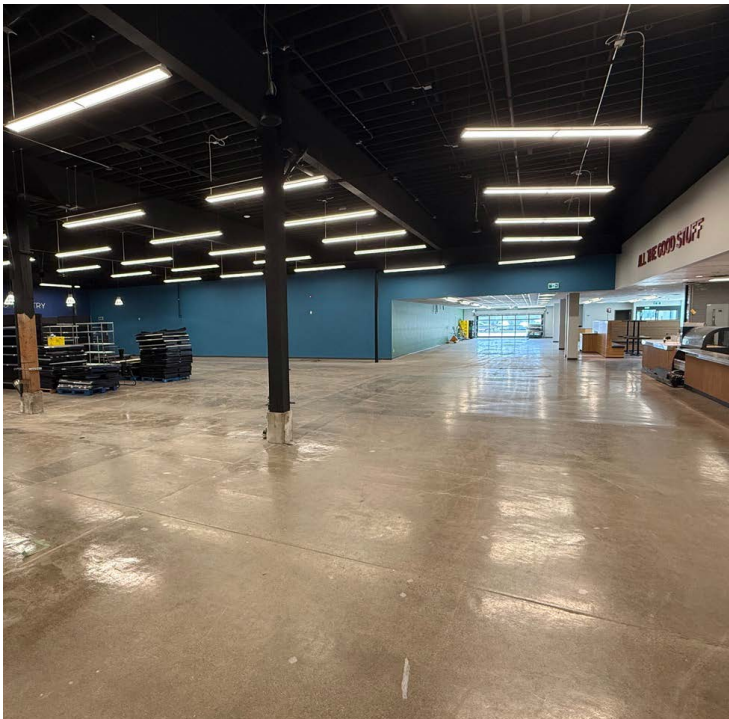
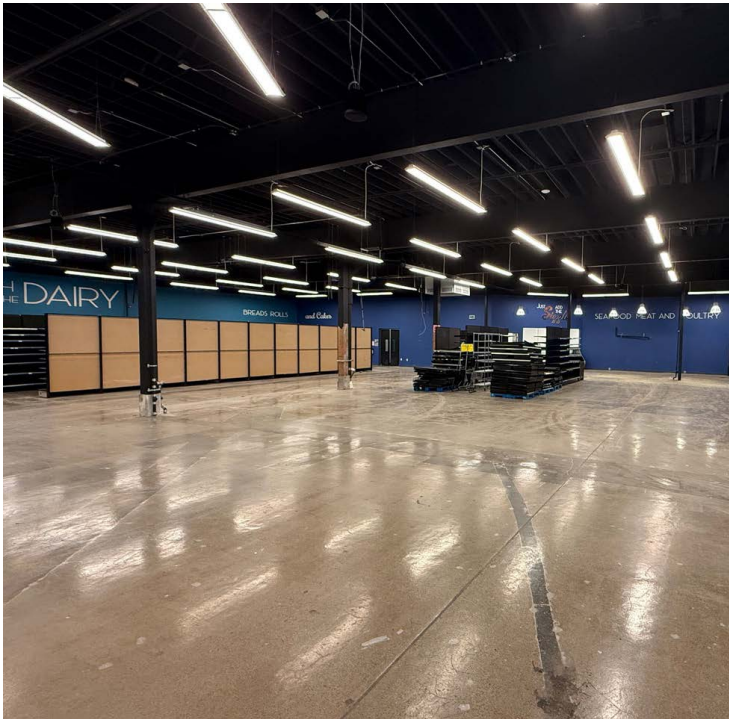
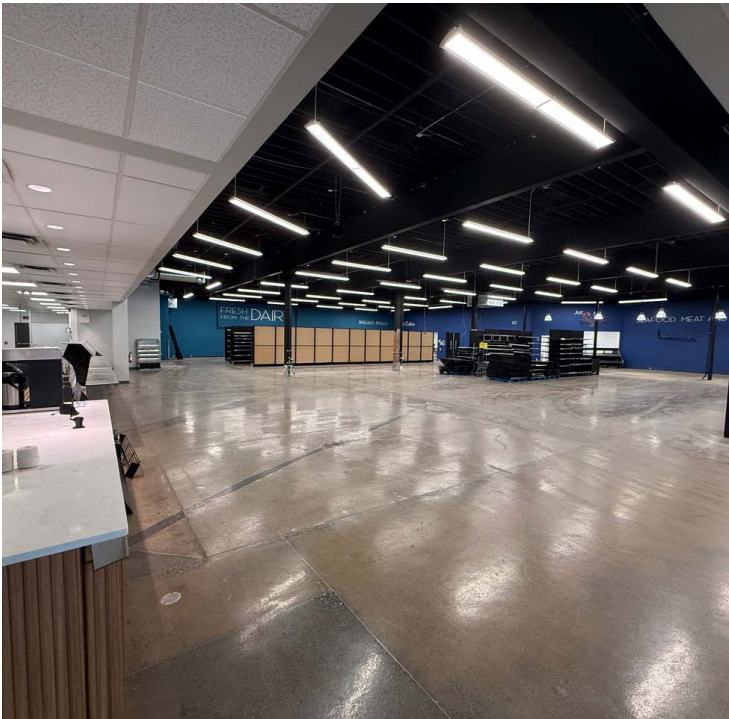
STRATEGIC DOWNTOWN LOCATION

- Situated in the rapidly densifying downtown area
- Surrounded by high-density residential, retail, and mixed-use developments
- Walkable access to public transit, waterfront, restaurants, and cultural amenities
- Less than 10 minutes to Highway 97, 15 minutes to Kelowna International Airport
- Zoned UC1 – strong potential for future redevelopment

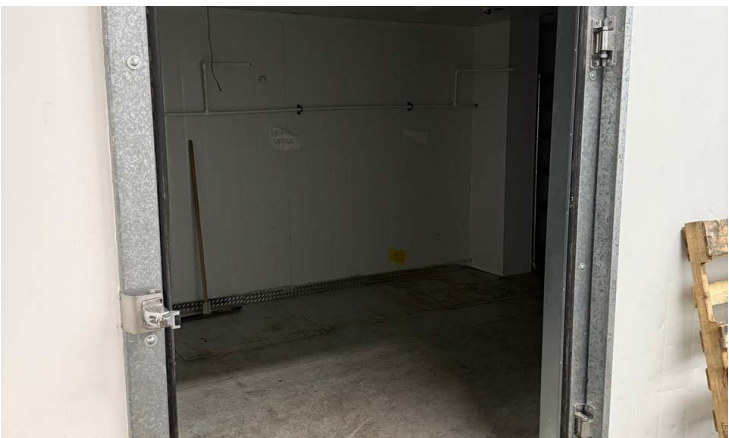


INVESTMENT HIGHLIGHTS

- Downtown Location: Prime location with walkability and strong community foot traffic
- Turnkey Condition: Move-in ready with all new systems and infrastructure
- Flexible Use: Ideal for grocery, retail, market, or specialty use
- Ownership Opportunity: Rare freehold ownership in urban core
- Visibility: High exposure and signage opportunities along Ellis Street



PROPERTY PHOTOS



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