

FORECLOSURE SALE

REDUCED PRICE



19,000 SF DOWNTOWN RETAIL WITH FUTURE DEVELOPMENT POTENTIAL

1095 Ellis Street, Kelowna BC

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ROYAL LEPAGE KELOWNA

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THE OPPORTUNITY

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

1095 Ellis Street sits on a 0.88 acre parcel and underwent an extensive renovation in 2024, with over \$5,000,000 invested in new HVAC, roof, insulation, LED lighting and a mezzanine. The building was most recently operated as a grocery store and is now vacant, offering immediate possession.

Zoned UC1, the property allows a wide variety of uses and offers strong long-term redevelopment potential. It is well suited to an owner-user or investor looking for high-exposure real estate in Kelowna

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	\$10,300,000

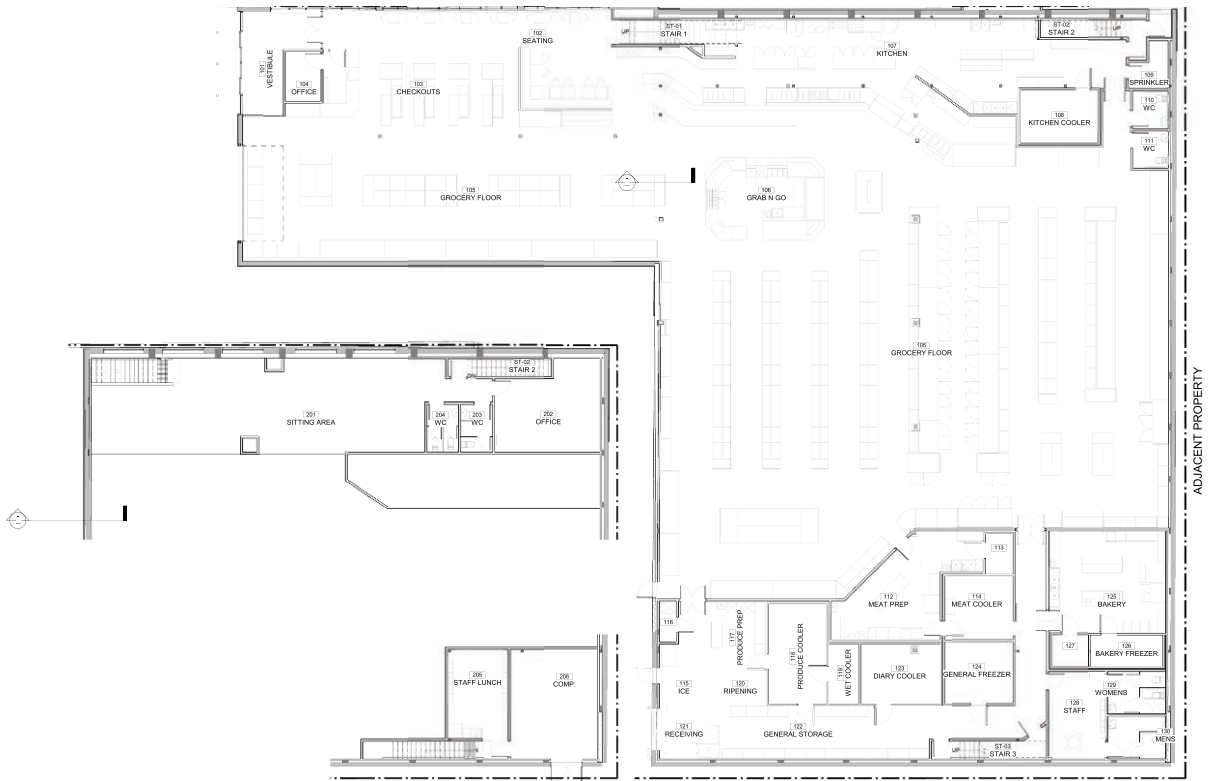
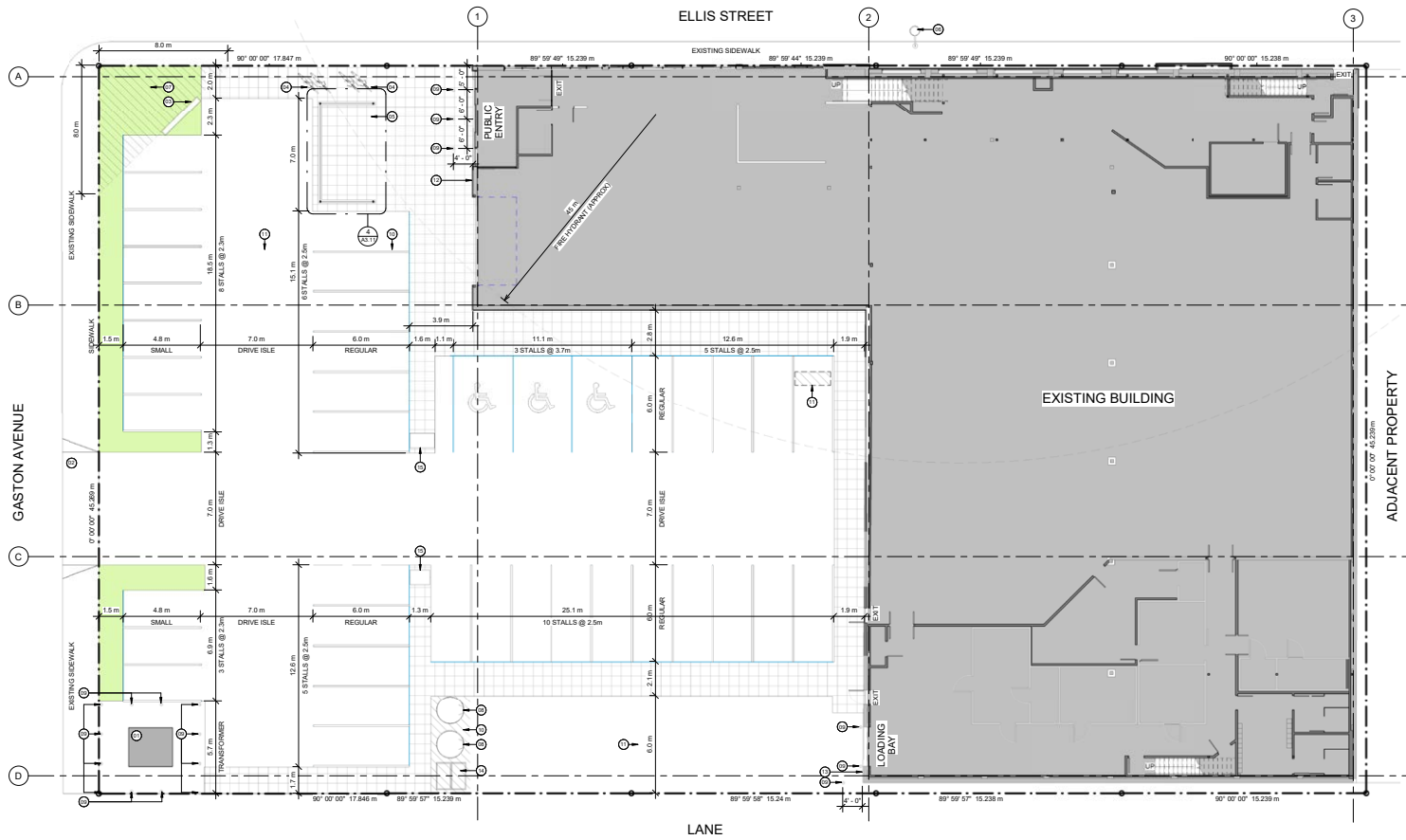
Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia

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



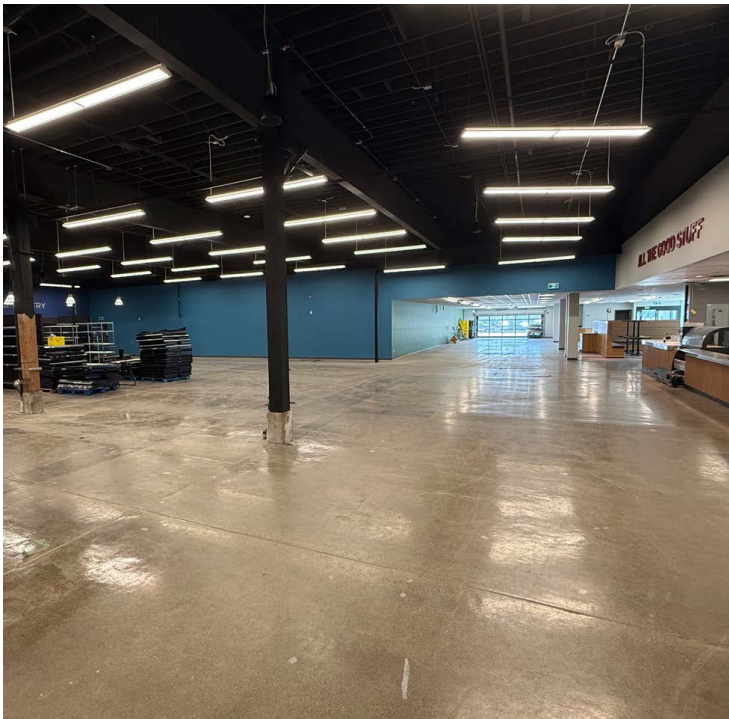
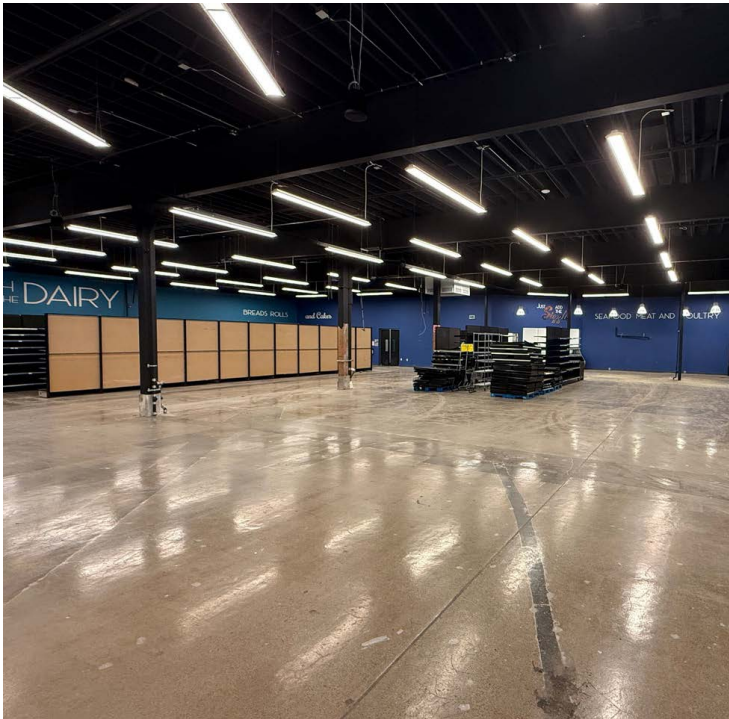
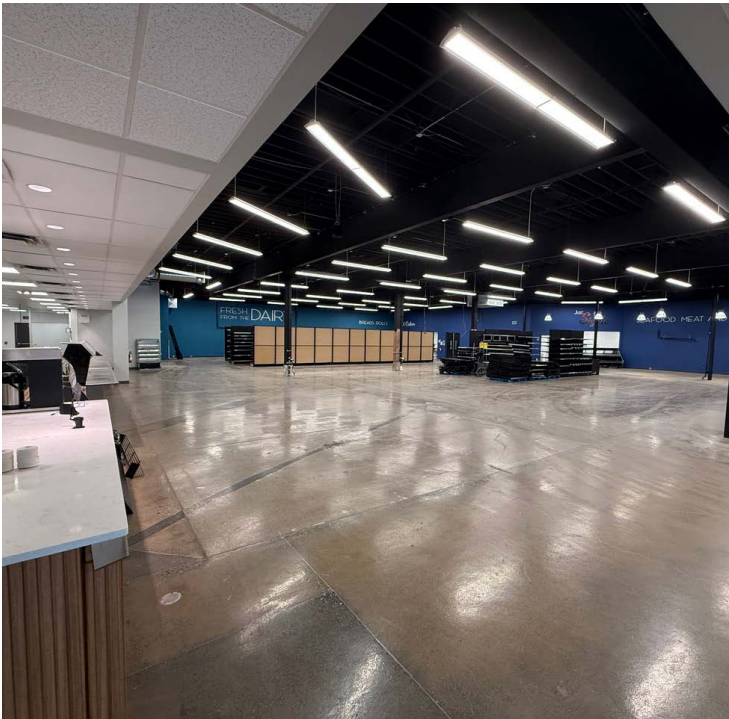
STRATEGIC DOWNTOWN LOCATION

- 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

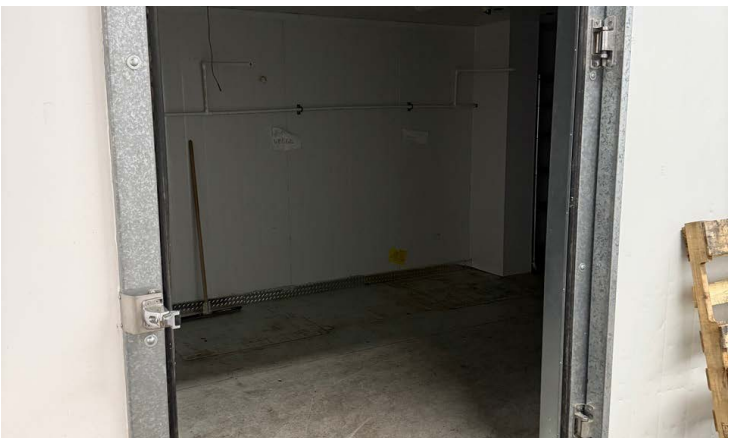


INVESTMENT HIGHLIGHTS

- Foreclosure Sale: Offered at \$10,900,000, subject to approval by the Supreme Court of British Columbia
- Downtown Location: Prime location with walkability
- Immediate Possession: Vacant building with 2024 extensive renovations
- 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



PROPERTY PHOTOS



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