

# FOR SALE



## 19,000 SF DOWNTOWN RETAIL WITH FUTURE DEVELOPMENT POTENTIAL

1095 Ellis Street, Kelowna BC

**STEVE LAURSEN**

PERSONAL REAL ESTATE CORPORATION

**250.808.8101**

[www.rlkcommercial.com](http://www.rlkcommercial.com)

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# THE OPPORTUNITY

We are pleased to present 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, formerly a grocery store, includes a commercial-grade freezer, cooler, and fixtures suited to a wide variety of commercial uses.

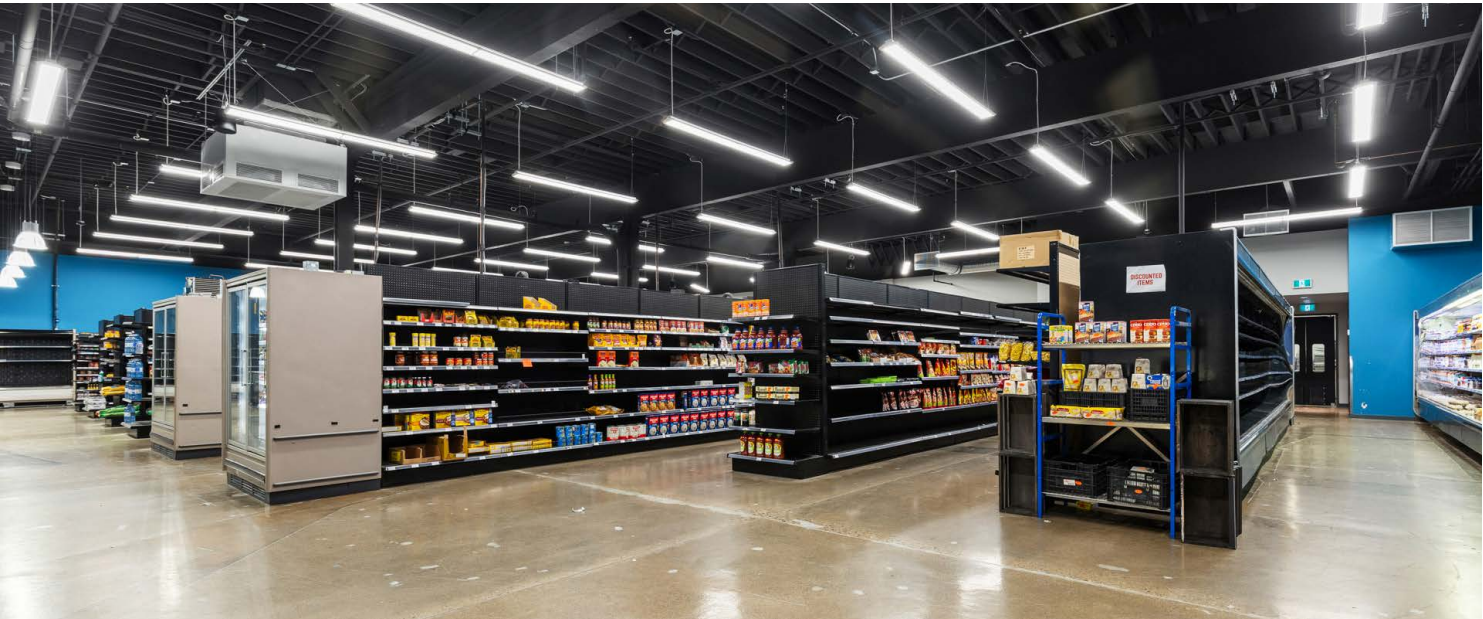
Zoned UC1, offering a wide variety of allowable uses and strong long-term redevelopment potential. This downtown asset represents a unique opportunity for either an owner-user or investor looking for high-exposure real estate in Kelowna’s fast-growing core.

# 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           | \$12,990,000                             |

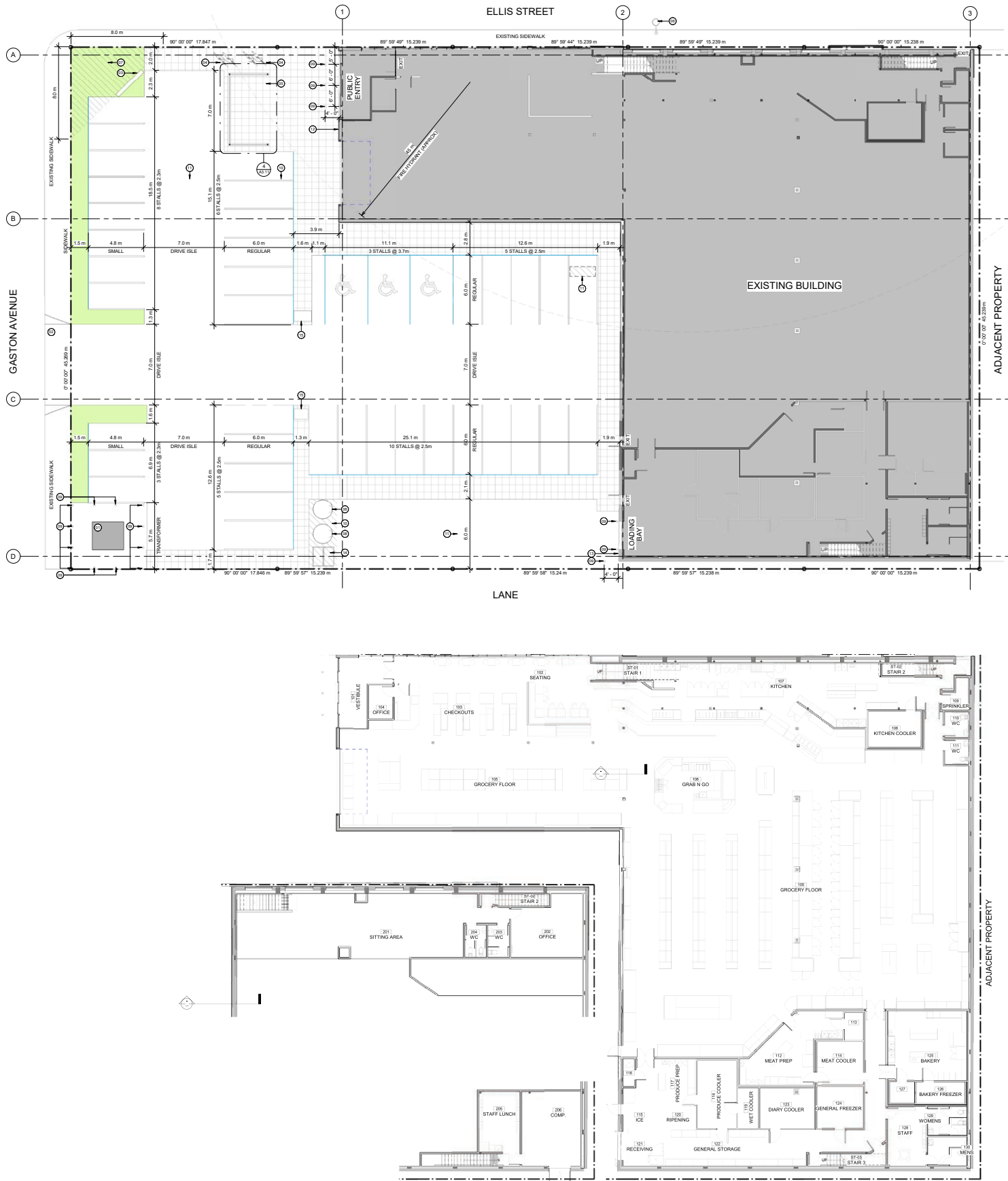
# BUILDING HIGHLIGHTS

- 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



1095 ELLIS STREET, KELOWNA BC

# 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

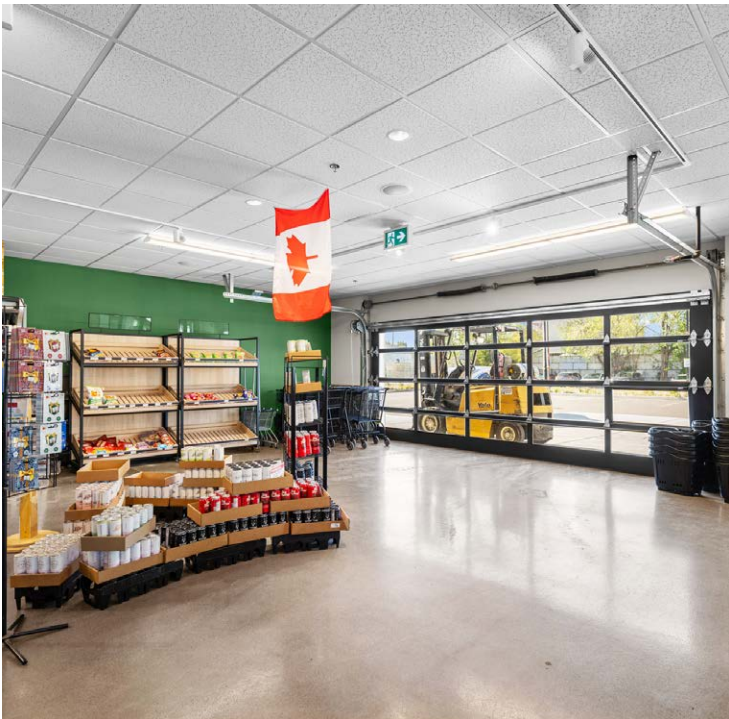


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# INVESTMENT HIGHLIGHTS

- 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





PROPERTY PHOTOS



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