

FOR SALE



FULLY LEASED HIGHWAY-FRONTING RETAIL UNITS

2575 & 2577 Highway 97 N, Kelowna, BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

We are pleased to present the opportunity to acquire two fully leased retail strata units totaling 7,502 square feet with exceptional Highway 97 exposure.

The premises are occupied by two established, long-term tenants — Yamato Asian Fusion Restaurant and Oriental Supermarket — both operating successfully in this location since 2009. The real estate will be sold with new 5-year NNN leases in place, providing investors with secure, stable cash flow and minimal landlord responsibilities.

Built in 2007, the complex comprises three strata units on a 1.11-acre parcel with 250 feet of direct Highway 97 frontage. The site features high visibility, right-in/right-out access to northbound traffic, and 43 shared parking stalls.

This is a rare opportunity to acquire a carefree investment along one of British Columbia’s busiest commercial corridors.

PROPERTY SUMMARY

FEATURE	DETAILS
Address	2575 & 2577 Highway 97 N, Kelowna, BC
Zoning	C2 – Highway Commercial
Lot Size	1.11 Acres
Main Floor Area	7,502 SF
Parking	43 Common Stalls
Year Built	2007
Power	600 Amp
Ceiling Heights	21’ Clear
Loading	12' W x 14' H Grade Door
HVAC	Fully Distributed
NOI (Jan 2026)	\$198,000 (\$26.39 PSF)
Price	\$3,750,000

INVESTMENT HIGHLIGHTS

HIGHWAY 97 EXPOSURE

Frontage along one of B.C.’s busiest corridors, with 61,600+ vehicles per day.

SECURE CASH FLOW

New 5-year NNN leases in place, providing stable, carefree income.

ESTABLISHED TENANTS

Yamato Restaurant and Oriental Supermarket — proven operators in Kelowna since 2009.

MODERN RETAIL ASSET

Well-maintained, high-ceiling strata units with functional layouts and strong curb appeal.

STRONG MARKET FUNDAMENTALS

Located in one of Canada’s fastest-growing metropolitan regions.



KELOWNA MARKET OVERVIEW

HIGH GROWTH CITY

Population of 165,900 (2024), projected to grow by 50,000+ residents by 2040.

DEVELOPMENT ACTIVITY

Over 100 residential projects and major mixed-use developments underway.

DIVERSIFIED ECONOMY

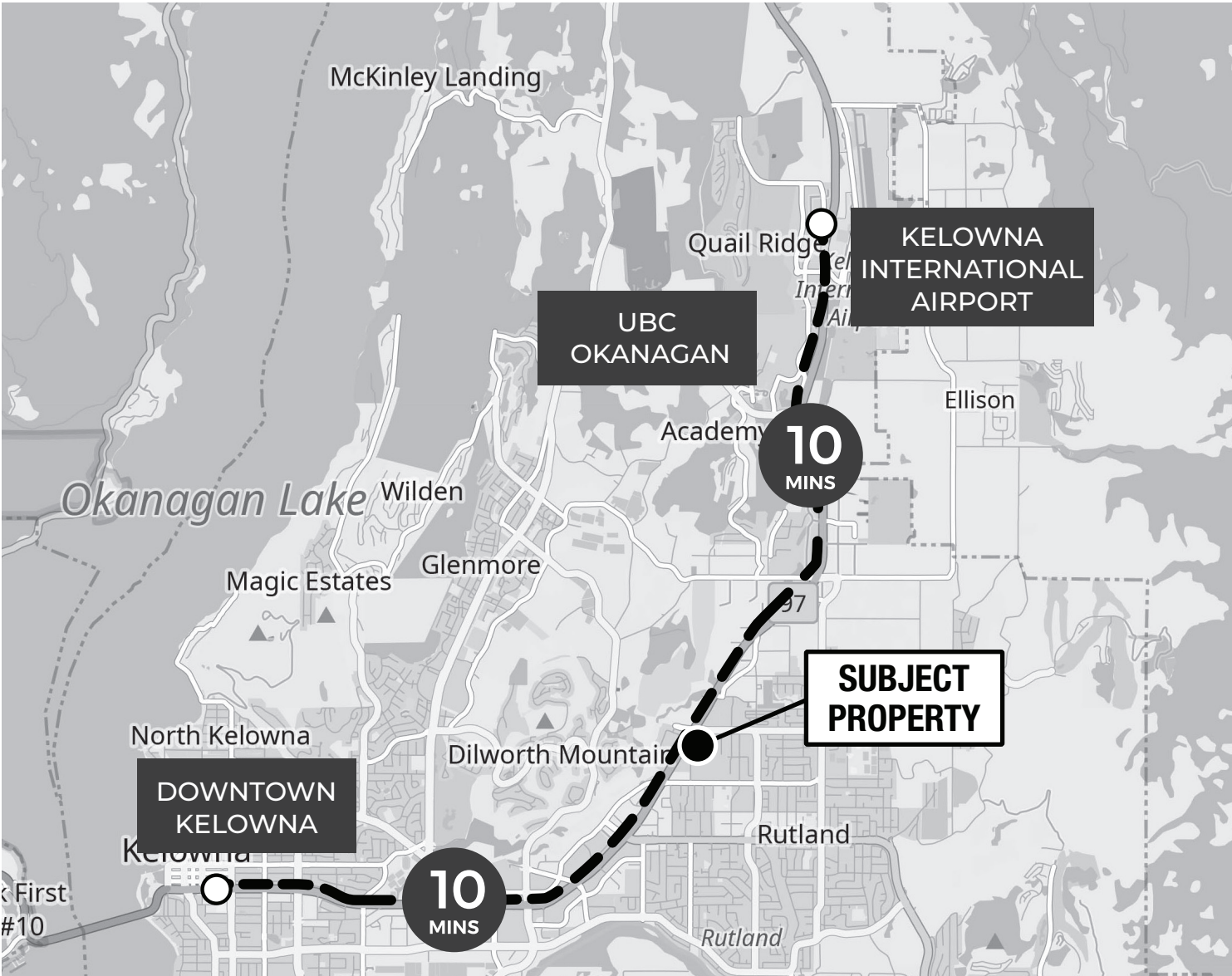
Strength across healthcare, retail, tourism, technology, and construction.

TOURISM IMPACT

2.2M+ annual visitors, contributing \$2.4B annually to the economy.

INFRASTRUCTURE INVESTMENT

\$422M expansion at Kelowna International Airport (YLW) supports future growth.



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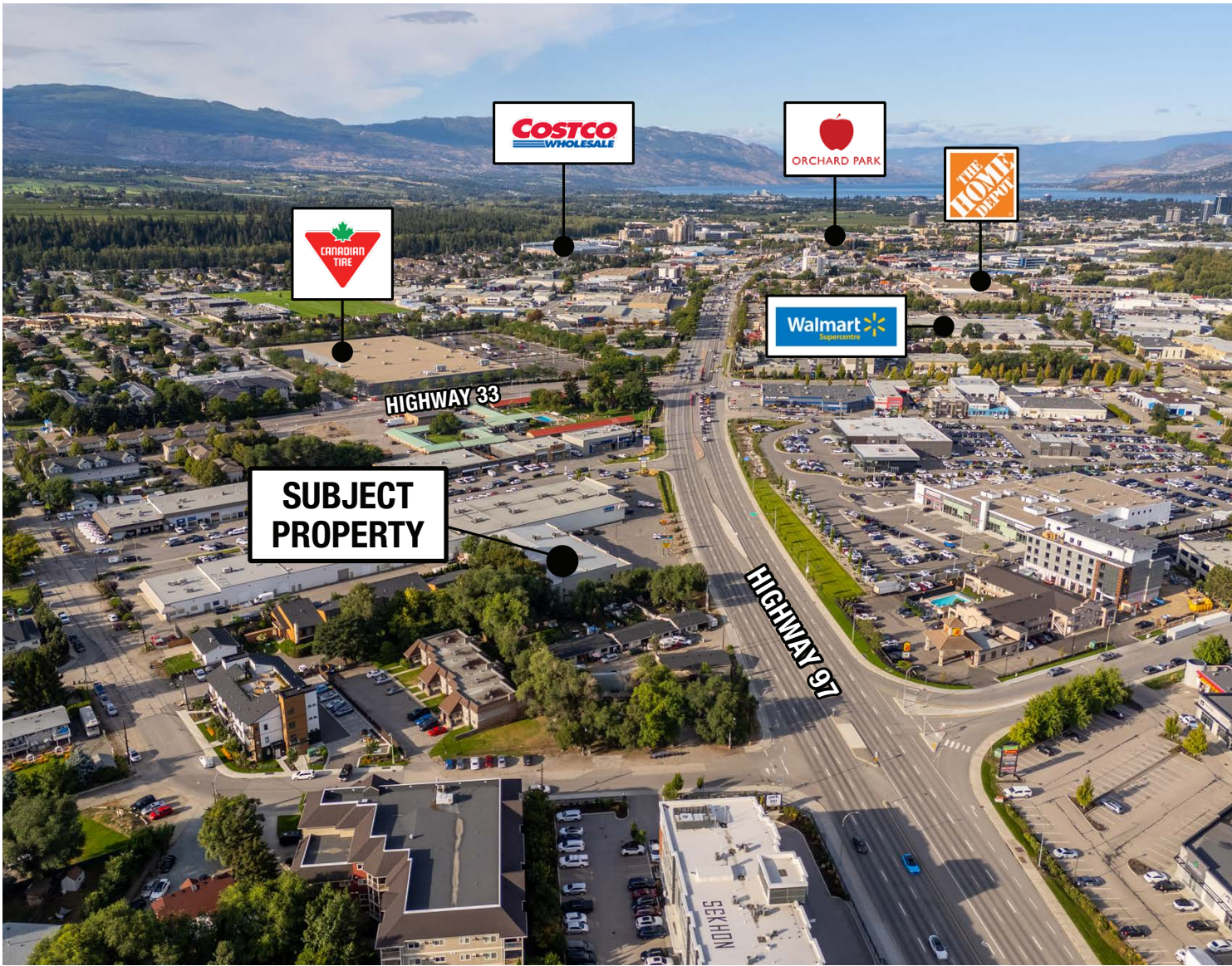
LOCATION & CONTEXT

Positioned directly on Highway 97, the subject property offers investors prime exposure and accessibility within Kelowna’s busiest retail and commercial corridor.

Nearby retailers and amenities include:

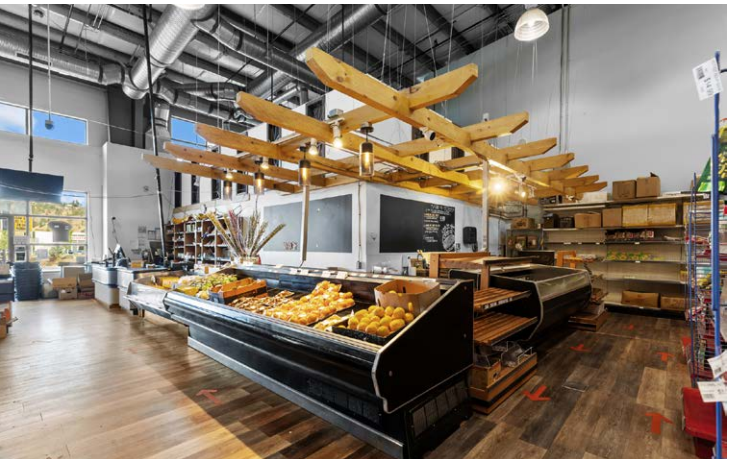
- Costco Wholesale
- Walmart Supercentre
- Canadian Tire
- Home Depot
- Orchard Park Mall

The site benefits from high traffic volumes, strong tenant mix in the area, and proximity to Kelowna’s key employment, retail, and residential hubs.



STEVE LAURSEN - ROYAL LEPAGE KELOWNA COMMERCIAL

PROPERTY PHOTOS - UNIT 2575



PROPERTY PHOTOS - UNIT 2577





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