

**1627 ELLIS STREET, KELOWNA**  
**RARE RETAIL SPACE IN HEART OF DOWNTOWN**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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1627 ELLIS STREET

SHOE REPAIR



Salient Facts

- + Rare retail space in heart of downtown
- + Large street front windows
- + Excellent signage opportunity
- + New 200 amp panel



\$28.00/FT  
Basic Rent



\$7.00/FT  
Additional Rent



1,500 SQFT  
Size



UC1  
Current Zoning



2 stalls  
Rear Parking

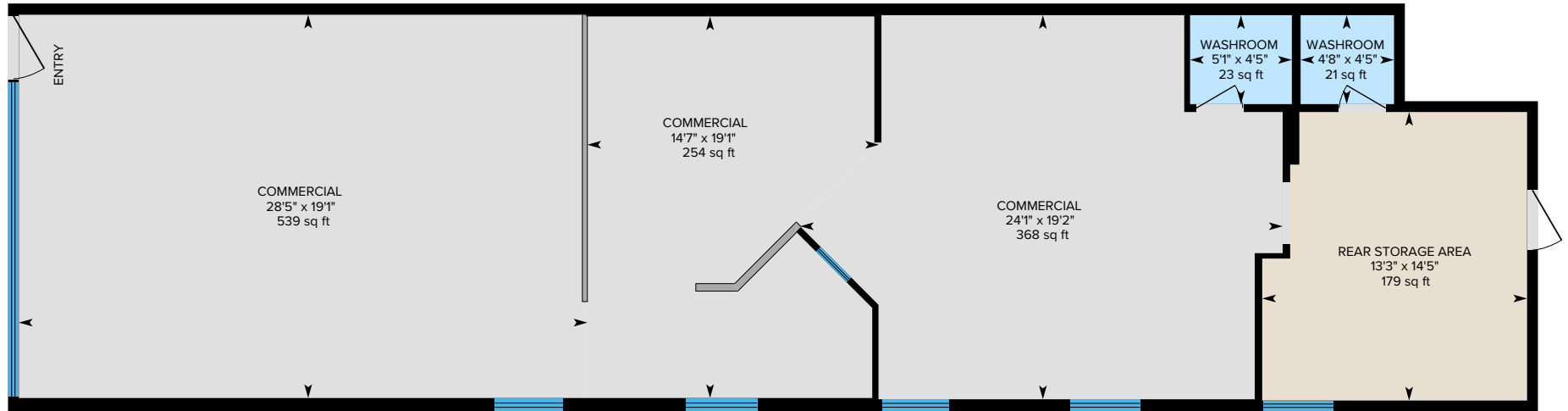


Immediately  
Availability

OVERVIEW

High traffic retail property in heart of downtown Kelowna. Approximately +/- 1,500 SF of retail space for lease along a main arterial route into Kelowna's growing downtown core. 1627 Ellis Street offers excellent signage opportunities, large street front windows, and 2 parking stalls at the rear of the premises. This location is walking distance from recently completed, and to-be-built mixed use residential towers, and finds itself surrounded by numerous amenities Brand new 200 amp panel to be installed prior to Commencement, can now accommodate a variety of food uses as well as personal, professional and medical services, sales centres, cafes, etc. Available immediately.

# FLOORPLAN



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.







SCOTIABANK

ANYTIME FITNESS

OEB BREAKFAST

SUBJECT PROPERTY

SAFEWAY

ELLIS ST



## MULTI-FAMILY DEVELOPMENTS IN AND AROUND THE CITY

### Completed

- + Cawston 82 units
- + St. Paul 54 units
- + Stockwell 32 units
- + Sole Kelowna 40 units
- + Sole Downtown 40 units
- + Ellis Parc 91 units
- + The Lodges 158 units
- + One Water Street 422 units
- + Proxima 59 units
- + The Clement 66 units
- + Centuria Urban Village 151 units
- + ELLA 116 units
- + Cambridge House 192 units
- + Akin 127 units
- + Central Green 748 units
- + Waterscapes 475 units
- + Brooklyn 178 units

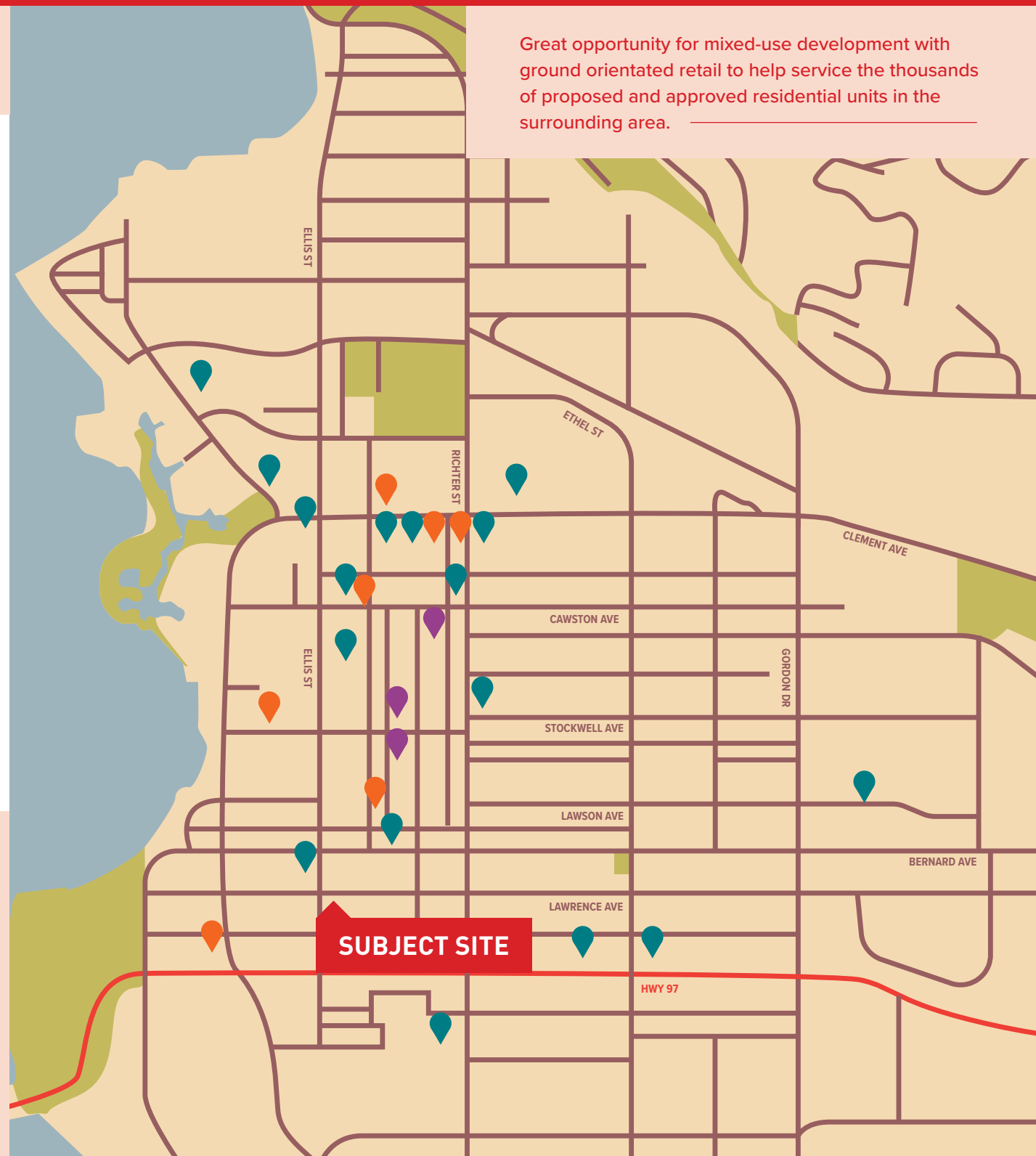
### Under Construction

- + Sole Cawston 45 units
- + Bertram 257 units
- + Water Street by the Park 650 units
- + Knox Village 238 units
- + 1193 St. Paul 40 units
- + Savoy on Clement 69 units
- + Nolita 60 units

### Proposed

- + 1333 Bertram Street 137 units
- + 1405 St. Paul 337 units
- + UBCO Downtown Campus 352 units
- + 350 Doyle 300 units

Great opportunity for mixed-use development with ground orientated retail to help service the thousands of proposed and approved residential units in the surrounding area.



**73**  
WALK FRIENDLY



**98**  
BIKER'S PARADISE

## AMENITIES BLOCKS AWAY FROM DOWNTOWN KELOWNA

### Restaurants

- + Train Station Pub
- + Central Kitchen & Bar
- + Waterfront Wines
- + Earls
- + Cactus Club
- + Raudz
- + Antico Pizza
- + OEB
- + Bohemian Cafe
- + Curious Cafe
- + El Taquero

### Breweries

- + BNA Brewing Co.
- + Rustic Reel
- + Bad Tattoo Brewing
- + The Office
- + Red Bird
- + Kettle River Brewing
- + Vice & Virtue
- + BC Tree Fruits
- + Kelowna Beer Institute

### Café

- + Bliss Bakery
- + Blendz Coffee
- + Bean Scene x2
- + Bright Jenny
- + Deville
- + Pulp Fiction
- + Starbucks

### Shops + Services

- + Okanagan Lifestyle
- + District on Bernard
- + Kelowna Downtown Library
- + HealthWise Family Practice
- + Building Blocks Childcare
- + Pomme Salon
- + Jorgia Brows
- + Lululemon

### Essentials

- + Shoppers Drug Mart
- + Safeway
- + Mediterranean Market
- + 7-Eleven

### Fitness

- + Anytime Fitness
- + Downtown YMCA
- + CrossFit Okanagan

### Parks + Waterfront

- + Waterfront Park
- + Knox Mountain Park
- + Stuart Park
- + Kasugai Gardens
- + Kelowna Yacht Club

Located on the East side of Ellis Street in between Lawrence Avenue and Leon Avenue.



**FOR MORE INFORMATION CONTACT**

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