

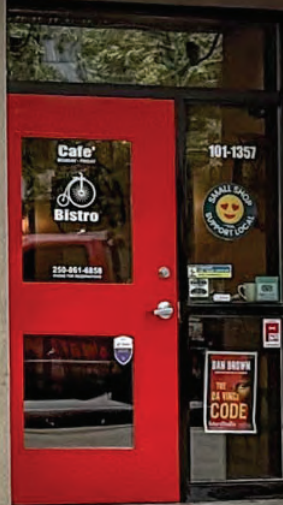
FOR SALE

# DOWNTOWN COMMERCIAL STRATA UNIT

101 - 1357 Ellis Street  
Kelowna, BC



**The Bike Shop Cafe'**  
AND CATERING CO



**Kris McLaughlin Personal Real Estate Corporation**  
RE/MAX Commercial - RE/MAX Kelowna  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
250.870.2165



*The Commercial  
Real Estate Experts*



## Property Details

**Civic Address:**

101 - 1357 Ellis Street, Kelowna, BC

**Legal Description:**

Strata Lot 16, Plan KAS3275, District Lot 139, ODYD, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

**PID:**

027-881-971

**Location:**

To the east side of Ellis Street between Doyle Avenue and Cawston Avenue

**Unit Size:**

±1,955 SF

**Current Zoning:**

UC1 - Downtown Urban Centre

**BC Assessed Value (2025):**

\$1,054,000

**Property Taxes (2025):**

\$11,843.51

**List Price:**

\$1,173,000 + applicable taxes

## High Profile Commercial Strata Unit Available in the Heart of Kelowna's Cultural District

**Opportunity:**

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire a commercial strata unit in Downtown Kelowna.

**Features:**

- ▶ Approximately 1,955 SF of commercial space with an open industrial feel featuring high ceilings and exposed ventilation giving the space an inviting, modern look and feel
- ▶ Currently improved as a long-standing restaurant space which includes a dining area (currently seating capacity 38), large service counter/point of sale area/light prep space, kitchen area with commercial ventilation & walk-in refrigerator, as well as washrooms and a storage area
- ▶ Busy, high traffic area surrounded by the Kelowna Regional Library, Interior Health Buildings, YMCA, Okanagan Innovation Centre, Kelowna's Actor's Studio, City Hall, numerous high-rise residential complexes and a block away from the new UBCO Downtown Campus (under construction), Prospera Place and the waterfront
- ▶ Opportunity for highly visible fascia signage along Ellis Street, highlighted with spot lighting
- ▶ Potential opportunity for a turn-key restaurant as Bike Shop Cafe & Catering and/or its equipment chattels could be available separately
- ▶ For more information or to arrange a tour of this property contact Kris McLaughlin, Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)



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## Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

## Exterior Photos





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## Interior Photos



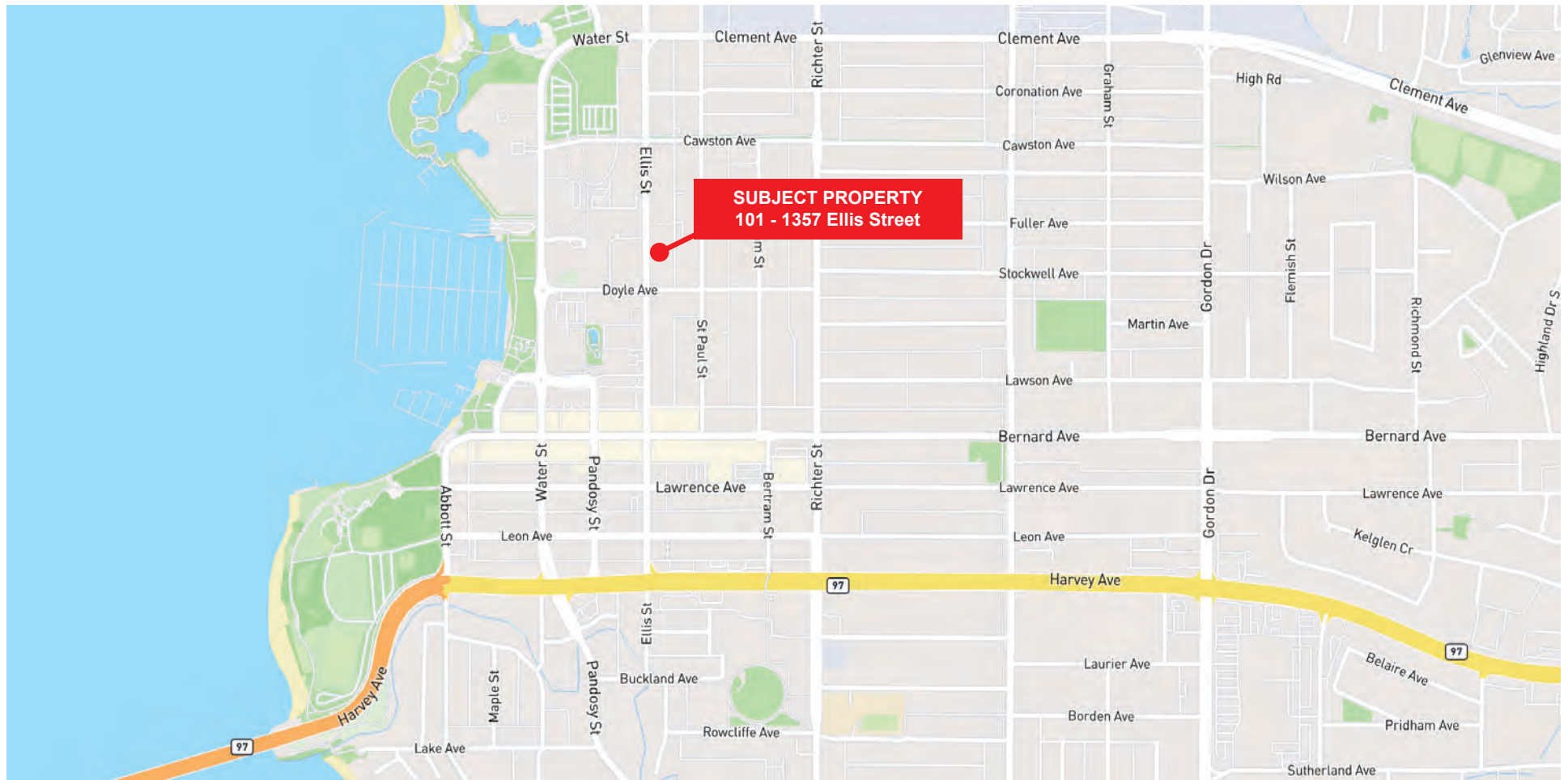


## Interior Photos





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