

CONFIDENTIAL INVESTMENT MEMORANDUM  
**515-523 Lawrence Avenue, Kelowna**  
Retail/Office Building & Land For Sale



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## EXCELLENT VALUE FEATURING:

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- Retail/office building features 5076sf plus six onsite parking stalls
- Very attractive interiors stemming from extensive renovations
- Downtown Kelowna boasts great redevelopment upside - 20+ story buildings planned nearby!
- 7131 square foot lot (.16 acre)
- The subject property is offered at **\$1,795,000**

## EXECUTIVE SUMMARY

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Civic Address: *515 – 523 Lawrence Avenue, Kelowna BC*

Legal Address: *Lot A, DL 139, Plan KAP22843, O.D.Y.D.*

Zoning: *C7 - Central Business District*

Building Size Est.: *5076sf (+/-) on Main floor*

Lot Size Est.: *7131 sf (+/-) | 0.16ac | 60' x 119' (+/-)*

Year built: *1972*

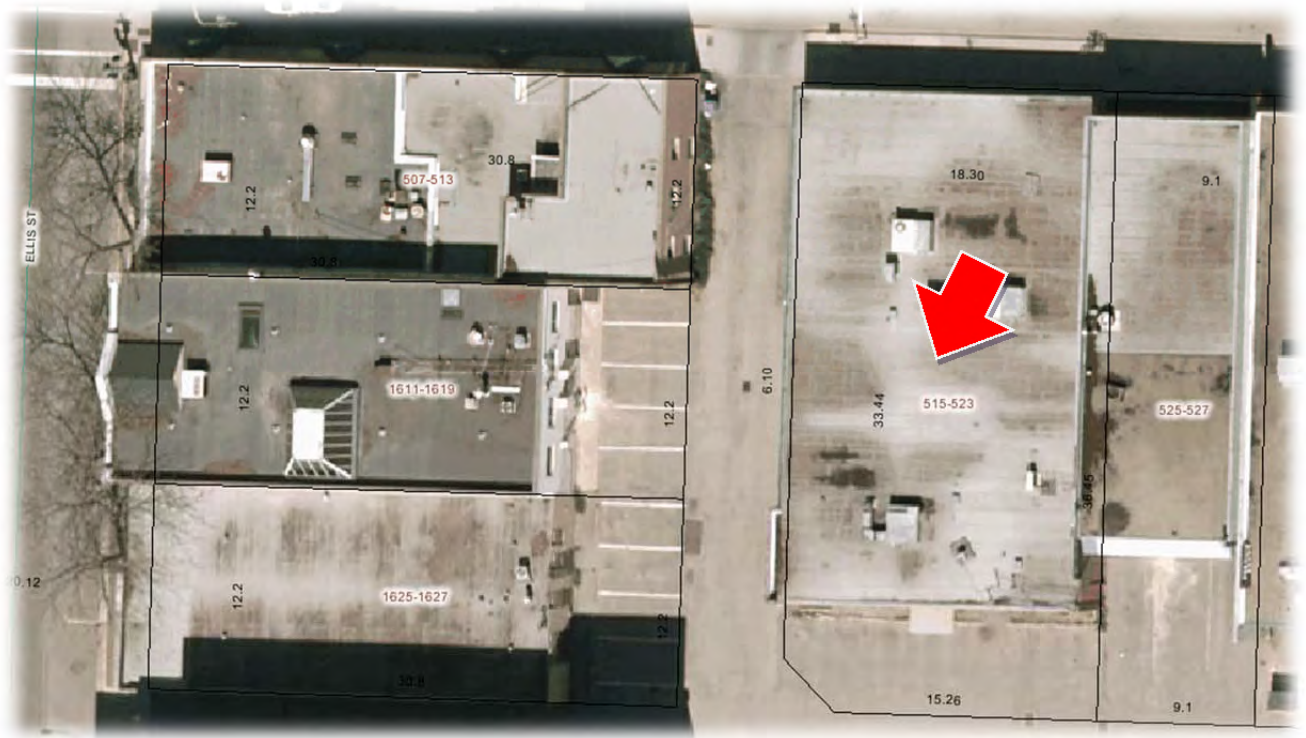
Current Net Income: *\$66,000/year*

Construction: *Poured concrete floor over reinforced poured concrete foundation. 13 foot-high 8 inch exposed concrete block walls. Other construction includes 4 rooftop HVAC units, multiple washrooms, T-bar ceiling, florescent lighting and many other modern finishes.*

Building Description: *This is a one-story structure featuring glazing facing Lawrence Avenue and alleyway that adjoins the line. The overall condition of the building includes significant tenant renovations in the last ten years. There are six parking spots in the rear.*



## AERIAL VIEW



## INTERIOR PHOTOS - 523 LAWRENCE



## INTERIOR PHOTOS - 523 LAWRENCE

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## INTERIOR PHOTOS - 515 LAWRENCE

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