FOR SALE

Professional Medical Office

Central, Lower Mission Location

Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

101 - 3040 Tutt Street, Kelowna

OPPORTUNITY

Own your office in the heart of the mission. Located near the Urban Fare Shopping Centre, across from Valley Medical Labs and beside the new, up market, four story Worman office-fitness-retail complex. Perfectly situated in close proximity to Kelowna General Hospital and many complementing, medical professionals. The Mission Medial Arts Building has been home to multiple Health Practitioners since 1983.

LOCATION

Located on the main floor and enjoys a shared, general entry and segregated waiting lobby for patients. The strata office includes a reception area, private washroom, office, two exam rooms and a small kitchen.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688
RobArchibald@shaw.ca

COMMERCIAL KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated
ROYAL LEPAGE
1-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 101 - 3040 Tutt Street, Kelowna, BC

PID: 002-093-090
Plan: KAS544, S Lot: 1, LD: 41 ODYD

PROPERTY DETAILS

Main floor, level entry with easy wheel chair access

Well established and recognized medical practitioner location

KEY FEATURES

- Zoned C4
- Highly desired Lower Mission/ Kelowna South location
- Close proximity to Kelowna General Hospital and supporting medical professional offices
- Walking distance to all area amenities, shopping, local transit and parks
- Mission Medical Arts Building is well a established, professional building for health practitioners since 1983.
- Level entry common lobby, directly accessing unit to a private reception and waiting area
- Ample parking in the front, strata dedicated lot
- This unit has a shared, secure entry from the rear parking area

ASSESSMENT

Land	123,000
Improvements	82,700
TOTAL	205,700

OFFER

Purchase price.	$335,000

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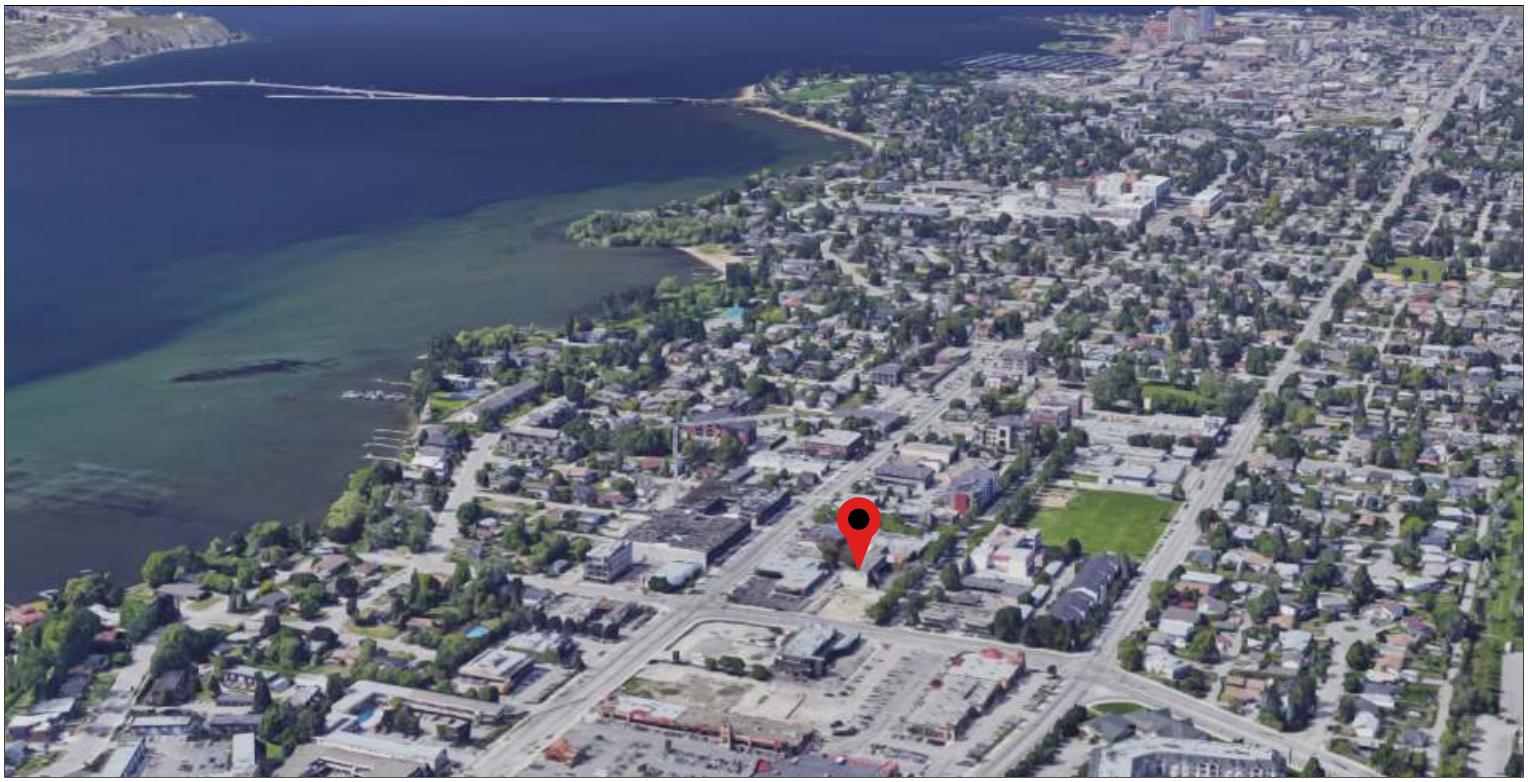
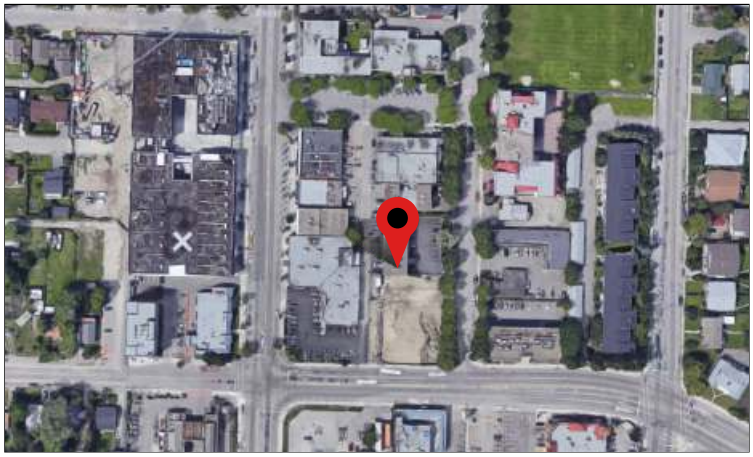
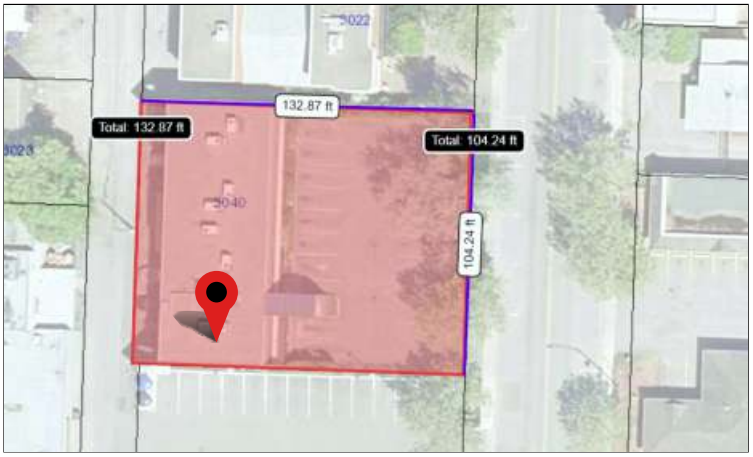
LOCATION







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MUNICIPAL ZONING C4: Urban Centre Commercial

The purpose is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses

Principal Uses:
(a) amusement arcades, major
(b) animal clinics, minor
(c) apartment hotels
(d) apartment housing
(e) boarding or lodging houses
(f) breweries and distilleries, minor
(g) broadcasting studios
(h) business support services
(i) child care centre, major
(j) commercial schools
(k) congregate housing
(l) custom indoor manufacturing
(m) emergency and protective services
(n) financial services
(o) food primary establishment
(p) funeral services
(q) gas bars
(r) government services
(s) group homes, major
(t) health services
(u) hotels
(v) liquor primary establishment, major (C4lp and C4lp/rls only)
(w) liquor primary establishment, minor
(x) motels
(y) multiple dwelling housing
(z) non-accessory parking
(aa) offices
(bb) participant recreation services, indoor
(cc) personal service establishments
(dd) private clubs
(ee) public libraries and cultural exhibits
(ff) recycled materials drop-off centres
(gg) religious assemblies

Secondary Uses:
(a) agriculture, urban
(b) amusement arcade, minor
(c) child care centre, minor
(d) home based businesses, minor

Contact Rob Archibald for a detailed provision of the C4 Zoning as provided by the City of Kelowna.

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