

FOR  
**SUBLEASE**



**571 & 573 LAWRENCE AVENUE, KELOWNA, BC**

3,860 SF | UC1 ZONING | DOWNTOWN KELOWNA

**SUBLEASE RATE \$26.00/SF**



**COLDWELL BANKER  
COMMERCIAL**  
HORIZON REALTY

**DARCY RICARD**

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**STEWART DUNBAR**

Personal Real Estate Corporation  
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250-718-8775

# 571 & 573 LAWRENCE AVENUE

KELOWNA, BC



## PROPERTY OVERVIEW

Rare opportunity to sublease 3,860 square feet of fully built-out restaurant space in Kelowna's downtown core. This functional and well-designed layout is ideally suited for food production, catering, ghost kitchen operations, or restaurant users looking to minimize upfront build-out costs. The premises features a commercial-grade kitchen with existing infrastructure in place, allowing for immediate occupancy and efficient operations. Opportunities for turnkey kitchen space in this size range and location are limited.

Fully built-out restaurant space

**3,860 SF**

Sublease rate

**\$26.00/SF**

Zoning

**UC1**

Immediate occupancy

**TURNKEY**

## DOWNTOWN KELOWNA

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# PROPERTY HIGHLIGHTS

571 & 573 LAWRENCE AVENUE | KELOWNA, BC

## PREMISES SIZE

3,860 SF of fully built-out restaurant space

## SUBLEASE RATE

\$26.00 per square foot

## ZONING

UC1 — Urban Centre

## CEILING HEIGHT

9'6" ceilings throughout

## KITCHEN

Commercial-grade kitchen, ready for immediate use

## OCCUPANCY

Immediate — existing infrastructure in place



COMMERCIAL KITCHEN



COMMERCIAL KITCHEN

## LOCATION HIGHLIGHTS

- Prime downtown Kelowna location
- Exceptional walkability — steps from Bernard Avenue
- Reserved staff parking on site
- Abundant street parking for customers
- Surrounded by high-density residential & commercial tenants



## IDEAL USES

- Restaurant / Cafe
- Ghost Kitchen
- Food Production
- Catering Operations

## FOR MORE INFORMATION

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## CONTACT US TODAY

571 & 573 Lawrence Avenue · Downtown Kelowna

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