



**KRIS McLAUGHLIN, CCIM**  
 PERSONAL REAL ESTATE CORPORATION  
 250.870.2165  
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## Unit #211, 550 West Avenue, Kelowna, British Columbia V1Y 8Z5

### Listing

MLS®#: [10375955](#) Status: **Active** Title1/Title2: Lease: **\$29.00**  
 Prop Type: **Commercial** Sub Type: **Office** Orig List: **\$29.00**  
 Mjr /Minor Ar: **Central Okanagan/LM - Lower Mission** Price Type: **Per Square Foot** DOM: **5**  
**Recent: 02/13/2026 : New Listing**



#### General Information

Transaction Type: **For Lease**  
 Parcel ID:  
 Yr Built:  
 Yr Rnvtd:  
 Yr Blt Src:

Price x Unit:  
 Bldg Name:  
 Shop:  
 Subdivision:

#### Layout

Storeys:  
 Seat Capacity:  
 Ceiling Min:  
 Possible Use:  
 Current Use:

#### Lot Information

Lot #:  
 Lot SqFt:  
 Lot Acres:  
 W x L:  
 Water Access:  
 Fencing:  
 View:

#### Floor Area

Total Building SqFt:  
 Unit SqFt:  
 Leasable Sqft Total: **600**  
 Leasable SqFt Min:  
 Leasable SqFt Max:  
 SqFt Source: **See Remarks**

#### Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **0**

#### Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**  
 Parking Desc: Garage: **No** Gar Dim:

#### Public Remarks

Outstanding opportunity to lease +/- 600 SF of professional office space in the heart of the South Pandosy corridor. Turn-key, 2nd floor office space with modern improvements. Ideal smaller office space features reception/office area, open work area, boardroom, and a private office. Twin elevator access, wide hallways, and common washrooms located close by. 550 West is a meticulously clean building shared by a variety of professions such as doctors, dentists, financial planners & more. One unreserved parking stall available with unit. Highly desirable location near abundant amenities and walking distance to Kelowna General Hospital and Mission Park Shopping Centre. Available for immediate occupancy.

#### Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:  
 Pets Allowed: Short Term Rent:  
 Rentals Allowed: Short Term Rent Desc:  
 Age Restrict: Restrictions Desc:

#### Business

Lse Ex Dt: Est Ad Rnt: **14.60** Pckge Avail: B Type:

#### Lease

Lse Amount: **\$29.00** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**  
 Lsable Area: **600** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:  
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

#### Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**  
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **UCS**  
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:  
 Legal Desc: **STRATA LOT 7 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS125**  
 Disclosures: **None**

#### Agent/Broker Info

List Agent: [Kris McLaughlin \(12546\)](#)/Certified  
**Commercial Investment Member / CCIM, Commercial Full, PREC** LA Ph: **250-870-2165** LA Email: [kris@commercialbc.com](mailto:kris@commercialbc.com)  
 List Office: [RE/MAX Kelowna \(1346\)](#) Office Ph: **250-717-5000** Address: **100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1**

#### Showing

Show Rqmts: **Call Listing Agent** Showing Service: **Touch Base**  
 Show Remks: **NO TOUCHBASE - Contact listing Broker.**  
 Directions: **Pandosy Street ---- West Avenue**

**Listing/Contract Info**

Seller Name: <b>0795236 B.C. Ltd.</b>	Seller Interest in Title:	Internet Listing: <b>Yes</b>
Seller Phone:	Development Status:	Internet Address: <b>Yes</b>
Seller 2:	Occupant Name:	Occupant Ph:
Seller 3:	Expiration Date: <b>08/14/2026</b>	Seller Ctc Opt Out: <b>Yes</b>
Cross Listing ID:	Interboard ID:	Seller Svy Opt Out: <b>Yes</b>
Property Cond:	Contract Eff Dt: <b>02/13/2026</b>	Seller Builder:
Activation Dt: <b>02/13/2026</b>	Sold Date (Firm):	New Construction: <b>No</b>
Purchase Date:	Sold Price:	
Buyer Ag Comp: <b>2% of the base rent for the 1st 5yrs; 1% there after. Tenants Agent to attend or commissions reduced by 50%</b>		

**REALTOR®** Remarks: Measurements are approximate.

The above information is from sources deemed reliable, but it should not be relied upon without independent verification