

1864 SPALL ROAD, KELOWNA








± 402 SF MOVE-IN READY OFFICE IN CENTRAL KELOWNA

OFFICE



± 402 sf office available in Kelowna’s most **central location**. Situated on **Spall Road**, between the city’s two main connectors **Springfield Road** and **Highway 97**. Unit 206 is a **second-floor** unit at Fairfield Park, fitted with a **private washroom** and is **move-in ready**. This leasing opportunity includes on-site **parking** for staff and customers.





-  ± 402 sf second floor office
-  Private **washroom**
-  On-site customer and employee **parking**
-  Zoning: **C10** (Service Commercial)
-  Centrally located on **Spall Road** between Highway 97 & Springfield Road

AREA HIGHLIGHTS

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Fairfield Park is situated in the **heart of Kelowna's** busy Commercial (C10) District. Direct access to and from **Highway 97**, as well as **Springfield Road**. Popular **amenities** are within walking distance, such as COBS Bread Bakery, Quality Greens Farm Market and T-Bones across Spall Road. Surrounding amenities further include shopping, services, restaurants, banks, gyms and more. This property is situated a half-block from main **transit** routes.

THE LOCATION

-  In Kelowna's most **central location**
-  Direct **Highway 97** access
-  Accessible by **public transit** from all of Kelowna & West Kelowna
-  Surrounded by **amenities**



BUILDING HIGHLIGHTS

Fairfield Park is home to a variety of local and national businesses. Ground floor tenants are retail oriented service commercial businesses, and include **Dulux Paints**, Spicers (Shippers Supply), Fleek Factory, and more. The second floor includes tenants such as **Canadian Home Builders' Association**.