



**KRIS McLAUGHLIN, CCIM**  
 PERSONAL REAL ESTATE CORPORATION  
 250.870.2165  
 kris@commercialbc.com



## 1359 Sutherland Avenue, Kelowna, British Columbia V1Y 5Y2

### Listing

MLS®#: **10359456** Status: **Active** Title1/Title2: Price: **\$495,000.00**  
 Prop Type: **Commercial** Sub Type: **Specialty** Orig List: **\$495,000.00**  
 Mjr /Minor Ar: **Central Okanagan/SFS - Springfield/Spall** DOM:  
**Recent: 08/15/2025 : New Listing**



#### General Information

Transaction Type: **For Sale**  
 Parcel ID: **007-939-795**  
 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: **2,178**  
 Lot Acres: **0.05**  
 Water Access:  
 Fencing:  
 View:

#### Floor Area

Total Building SqFt: **743**  
 Unit SqFt:  
 Leasable Sqft Total:  
 Leasable SqFt Min:  
 Leasable SqFt Max:  
 SqFt Source:

#### Interior Features

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

#### Parking Features

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

#### Systems & Utilities

Cooling: Heat Control: Heat Control YN: **No**

#### Spaces

Type	Ground	Mezzan	Other
Other	<b>743</b>		

#### Public Remarks

Outstanding opportunity to acquire the land, building and business of a local institution – Shady Rest British Fish & Chips. Located in the heart of the Capri-Landmark Urban Centre along Sutherland Ave, this iconic business has been at this location for almost 80 years and has a well-established & loyal client base. This is a turn-key operation as a fish & chips shop and includes all equipment. Lot is .05 acres located at the intersection of Sutherland Ave & Lindahl Street with a versatile 743 SF, single-storey structure. Long time, successful owner is offering to stay on and train in all aspects of the operation, if desired. This is an excellent opportunity for an entrepreneurial minded individual to take the reins of a successful local business.

#### Title

Special Listing Conditions: **Standard** Common Interest:  
 Pets Allowed: Short Term Rent:  
 Rentals Allowed: Short Term Rent Desc:  
 Age Restrict: Restrictions Desc:

#### Legal/Tax

Tax Year:	Taxes:	Tax Assd Val:	Indigenous Lnd: <b>No</b>
Tax Assmnt St:	Imprvmnts:	Agricultural Rsv:	Zoning Code: <b>UC2</b>
Redesign Rezo:	Spcf Imprv Ar:	SurveyCertAvail:	Levies:
# of Parcels:	Addnl Parcels: <b>No</b>	Dev Permit:	Irrig Wtr Rghts:
Occupant Type: <b>Owner</b>	Addnl Parc IDs:		Irrig Wtr Acres:
Legal Desc: <b>Lot B District Lot 137 ODYD District Plan 4832</b>			
Disclosures: <b>None</b>			

#### Agent/Broker Info

List Agent: **Kris McLaughlin (12546)/Certified**  
**Commercial Investment Member / CCIM, LA Ph: 250-870-2165 LA Email: kris@commercialbc.com**  
**Commercial Full, PREC**  
 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: **Gordon ---> Springfield**

**Listing/Contract Info**

Seller Name: <b>Cawood Enterprises 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:
Cross Listing ID:	Interboard ID:	Seller Ctc Opt Out: <b>Yes</b>
Property Cond:	Expiration Date: <b>02/16/2026</b>	Seller Svy Opt Out: <b>Yes</b>
Activation Dt: <b>08/15/2025</b>	Contract Eff Dt: <b>08/15/2025</b>	Seller Builder:
Purchase Date:	Sold Date (Firm):	New Construction: <b>No</b>
Special Listing Conditions: <b>Standard</b>	Sold Price:	

Buyer Ag Comp: **1.5% - Buyers agent to attend or commissions reduced by 50%**

**REALTOR® Remarks:** Measurements are taken from the City Mapping. Feel free to go in and have some lunch but please do not disturb the Tenants.

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