



1358 St Paul Street 100 Kelowna British Columbia

\$28

Prime Downtown Kelowna Commercial Space for Lease | Office, Retail & Mixed-Use Potential. Position your business in the heart of downtown Kelowna with this versatile 1,500 SF ground-floor commercial space, complemented by a rare 508 SF private, attached two-car garage -- a valuable feature seldom found in the downtown core. Featuring street-level access & excellent signage exposure, the functional layout includes 2 private offices, spacious open-concept front area, dedicated printing & equipment closet, full bathroom with shower & kitchenette. The attached garage provides exceptional flexibility for secure parking, additional storage, equipment, or potential workshop use. UC1 - Downtown Urban Centre zoning, potential for professional office, creative studio, boutique retail, salon, clinic, restaurant, cafe, and other specialized uses. Enjoy a highly walkable downtown location directly across from UBCO downtown campus, Interior Health, YMCA, and a variety of shops and restaurants. The Kelowna Library, Okanagan Heritage Museum, Prospera Place, waterfront, and nearby parks are all within walking distances. Ideal for businesses seeking visibility, convenience, and room to grow in one of Kelowna's most active urban locations. Available for lease February 1, 2027. Contact the listing agent today to arrange a viewing. 24 to 48 hours notice required for showings as there is still a current tenant in the unit. (id:6769)

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.