



1449 St. Paul Street 200A Kelowna British Columbia

\$374,900

Versatile live/work opportunity in the heart of downtown Kelowna! This unique unit offers flexible UC1 zoning, allowing for both commercial and residential use. Want a spot for your full-time downtown business? Looking for a space where you can see clients and still live on-site? Need a downtown office you own instead of lease? This is the one. Whether you're looking to operate a business, establish a home-based office, or you just want to live downtown Kelowna, this space is built to accommodate it all. The interior also offers plenty of flexibility. The current living room can easily serve as a reception area, while the enclosed bedroom can be transformed into a private office, workspace, suite, or studio—perfect for meeting clients in a professional yet welcoming environment. Recent updates include a newer furnace, new vinyl plank flooring, a new shower in the full bathroom with washer & dryer, new hot water tank, a new fridge & stylish new subway tile backsplash in the kitchen, upgraded lighting, and fresh paint throughout. Enjoy access to a beautifully landscaped shared courtyard—ideal for breaks, meetings, or a peaceful moment in the day. The location is unbeatable, just steps from Kelowna's best restaurants, shops, cultural venues, in the heart of downtown. Other businesses and residents already call The Courtyard home. If you're seeking the perfect blend of lifestyle, business flexibility, and downtown convenience, you won't find better value than this. (id:6769)

Living room 9'6" x 17'4"

Primary Bedroom 15'11" x 11'5"

Kitchen 11'5" x 11'8"

Full bathroom 6' x 13'5"

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd

<http://www.ronstettner.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.