



# 1471 St Paul Street 1201 Kelowna British Columbia

\$395,000

One of only 23 buildings in Kelowna currently permitted for short-term rentals, The Brooklyn offers a rare opportunity to own in the heart of Downtown Kelowna just one block from the future UBCO Downtown Campus, a transformational \$262M+ project expected to be completed in 2028. The area is also benefiting from significant municipal investment, including the recent \$4.2M revitalization of City Park and ongoing downtown infrastructure improvements. With hundreds of millions of dollars being invested into this immediate area by both the City and UBCO, this neighbourhood is positioned to be at the centre of Kelowna's future growth. Walk to Bernard Avenue, the Innovation Centre, downtown offices, restaurants, shopping, City Park, the beach, and the waterfront - all just minutes from your door. Located on the 12th floor, this east-facing 1 bed/ 1 bath condo features modern finishes, stainless steel appliances, in-suite laundry, a cheater ensuite, underground parking, and a covered patio with mountain and city views. The pet-friendly building also offers a rooftop terrace and resident lounge. Currently tenanted, with tenants willing to vacate, this property provides immediate flexibility to move in, short-term rent, or capitalize on the upcoming summer season and limited Airbnb inventory. Opportunity to come fully furnished, this is an ideal entry level investment, vacation property, or downtown home with significant long-term upside. Contact us today to book your private showing! (id:6769)

Pantry 2'2" x 3'1"

Living room 10'10" x 12'3"

Kitchen 9'8" x 7'2"

Dining room 10'10" x 5'5"

Primary Bedroom 10'2" x 10'5"

4pc Bathroom 5'4" x 8'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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