



## 1659 Water Street Kelowna British Columbia

\$1,950,000

Brand new commercial building for sale at the Gateway to Downtown Kelowna. "The Wedge" is a single tenant, commercial building located at the corner of Water St and Leon Ave. This is an ideal opportunity for an owner-occupier to establish a presence in this growing area of downtown. Currently under construction this unique building will offer a total of +/- 4,395 SF including +/-2,448 SF of interior commercial space and +/-1,947 SF of roof top patio. Main floor space includes an inviting entry way, and a large open area opening to the 2nd floor. There is office space on the 2nd floor and a spectacular roof-top patio with outstanding views of the downtown area. Building has 2 internal staircases and elevator access including to the roof-top patio. Due to the unique location and nature of the building there is no dedicated parking available. Anticipated completion is Fall 2025. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<https://www.commercialbc.com/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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.