



## 2040 Springfield Road 201 Kelowna British Columbia

\$849,000

Second-floor commercial unit in the sought-after Invue development offering approximately 1,694 sq. ft. of professional office space in a secure concrete building. The functional layout features a welcoming reception area, three private offices, a spacious open work area currently configured with cubicles, a dedicated staff room, and attractive designer finishes throughout. Suitable for a wide variety of professional and service-oriented businesses, including medical or dental clinics, physiotherapy or wellness practices, accounting or law firms, real estate or insurance offices, consulting, technology, and other professional services (subject to zoning). A unique advantage is the built-in exposure to Invue's 92 residential units, creating convenient access to potential clientele. Ideally located in Kelowna's central Midtown commercial district, just steps from Orchard Park Shopping Centre and directly behind Orchard Plaza, the property enjoys exceptional visibility and accessibility. Surrounded by major retailers, professional services, transit routes, and established neighbourhoods, it offers easy access to Highway 97, Downtown Kelowna, and surrounding communities. Additional features include outdoor space, access to common washrooms, two secure underground parking stalls, on-site visitor parking and free street parking on adjacent Barlee Road. An outstanding opportunity to own premium commercial space in one of Kelowna's most desirable business locations. (id:6769)

Listing Presented By:



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