



## 245 Leon Avenue 237 Kelowna British Columbia

\$16,999,000

Exceptionally rare opportunity to acquire a fully tenanted 2 story Professional Office Building and additional Development Lands in Downtown Kelowna. This is a high-profile location just across the street from Kelowna's City Park and Okanagan Lake and consists of a 4 Lot Land assembly totaling .72 Acre. The properties are Zoned UC1 (Downtown Urban Centre) under new zoning Bylaw No 12375 allowing for high-Density Mixed-Use Buildings. The seller may consider carrying a first mortgage up to 50% of the purchase price at a below market interest rate for approximately three years. Civic Addresses to include 1635 Abbot Street, 227, 237, 245 Leon Ave. PIDs 007-906-471, 012-356-549, 009-368-183, 012-356-565 Please call listing Broker to discuss in more detail. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX** Kelowna

**RE/MAX Kelowna**

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