



## 525 -527 Lawrence Avenue Kelowna British Columbia

\$1,550,000

PRIME DOWNTOWN INVESTMENT or OWNER-USER OPPORTUNITY 4,745 sq. ft. of versatile commercial space over 2 equal levels in Kelowna's most sought-after area, the Downtown Core. UC1 zoning accommodates a broad range of commercial uses (professional offices, retail & service businesses, health or wellness operations, main floor restaurant & multi-tenant leasing for investment income) plus potential future high-rise development. The property sits on a 3,595 sq. ft. lot with dedicated laneway parking & ample on-street parking. Positioned in the heart of the vibrant downtown, the location offers strategic advantages: high pedestrian & vehicle traffic counts; walking distance to the waterfront, cultural district, shops, dining, beaches & parks; highly sought-after dedicated parking; & central access to transit & major routes. The balanced floorplates (2,372sf per level) add flexibility for multiple tenancies or reconfiguration while keeping ownership & management simple under one title. The vacant, spacious lower level has a 1753 sf open area. The upper level is a separate civic address (525 Lawrence) but on the same legal title. Once used as offices & a separate tattoo studio, it has dedicated front & rear entrances. The prime location, dedicated parking, lane access, mixed-use zoning & dual addresses are an ideal non-stratified opportunity to add value & establish a presence in the thriving downtown core of Canada's fastest-growing city. Call to view -- Bring and build your ideas! (id:6769)

Listing Presented By:



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