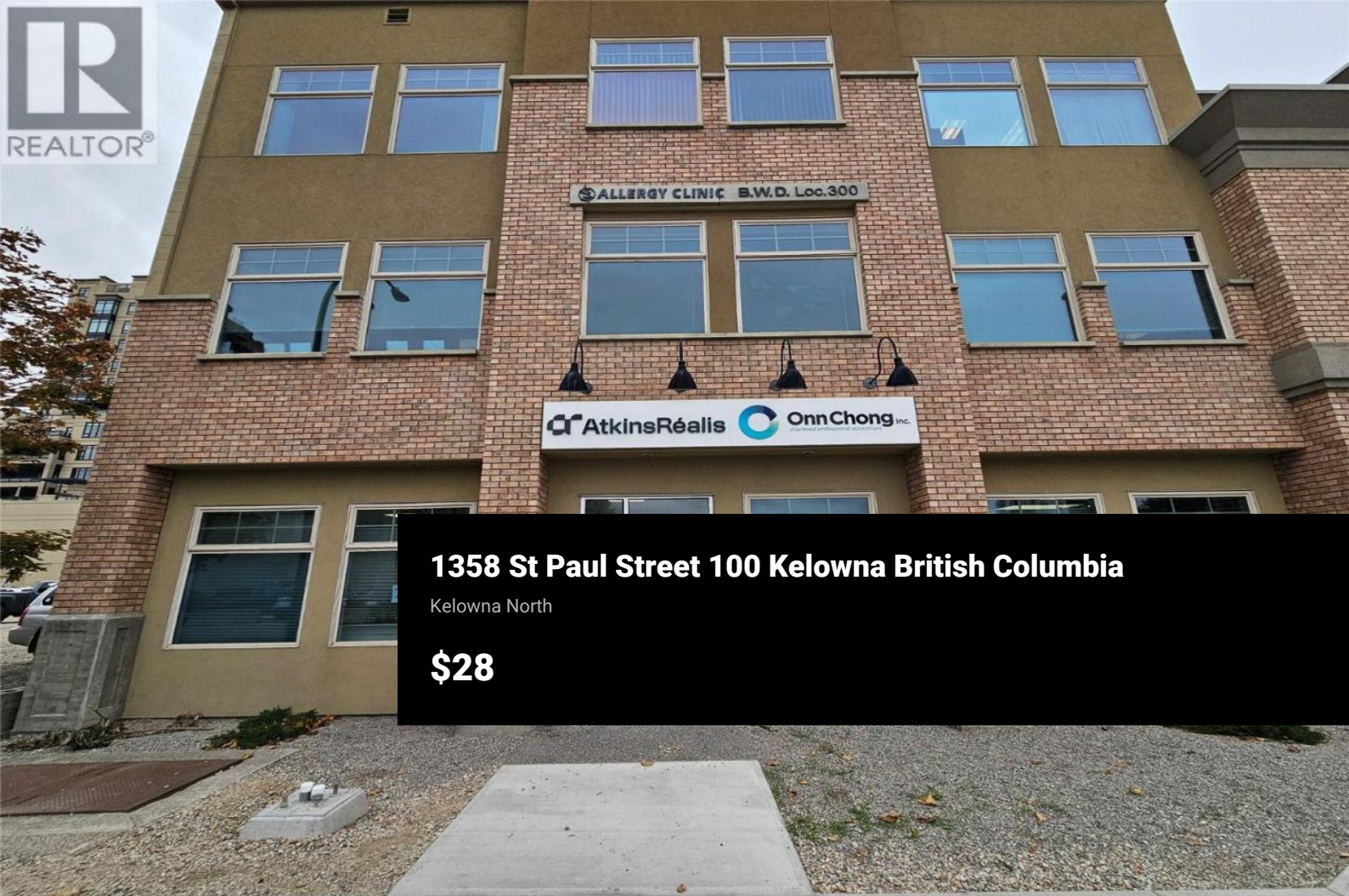




1358 St Paul Street 100 Kelowna British Columbia

Kelowna North

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Prime Downtown Kelowna Commercial Space for Lease | Office, Retail & Mixed-Use Potential. Position your business in the heart of downtown Kelowna with this versatile 1,500 SF ground-floor commercial space, complemented by a rare 508 SF private, attached two-car garage -- a valuable feature seldom found in the downtown core. Featuring street-level access & excellent signage exposure, the functional layout includes 2 private offices, spacious open-concept front area, dedicated printing & equipment closet, full bathroom with shower & kitchenette. The attached garage provides exceptional flexibility for secure parking, additional storage, equipment, or potential workshop use. UC1 - Downtown Urban Centre zoning, potential for professional office, creative studio, boutique retail, salon, clinic, restaurant, cafe, and other specialized uses. Enjoy a highly walkable downtown location directly across from UBCO downtown campus, Interior Health, YMCA, and a variety of shops and restaurants. The Kelowna Library, Okanagan Heritage Museum, Prospera Place, waterfront, and nearby parks are all within walking distances. Ideal for businesses seeking visibility, convenience, and room to grow in one of Kelowna's most active urban locations. Available for lease February 1, 2027. Contact the listing agent today to arrange a viewing. 24 to 48 hours notice required for showings as there is still a ...



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