



**1449 St. Paul Street 200A Kelowna British Columbia**

Kelowna North

**\$374,900**



Versatile live/work opportunity in the heart of downtown Kelowna! This unique unit offers flexible UC1 zoning, allowing for both commercial and residential use. Want a spot for your full-time downtown business? Looking for a space where you can see clients and still live on-site? Need a downtown office you own instead of lease? This is the one. Whether you're looking to operate a business, establish a home-based office, or you just want to live downtown Kelowna, this space is built to accommodate it all. The interior also offers plenty of flexibility. The current living room can easily serve as a reception area, while the enclosed bedroom can be transformed into a private office, workspace, suite, or studio--perfect for meeting clients in a professional yet welcoming environment. Recent updates include a newer furnace, new vinyl plank flooring, a new shower in the full bathroom with washer & dryer, new hot water tank, a new fridge & stylish new subway tile backsplash in the kitchen, upgraded lighting, and fresh paint throughout. Enjoy access to a beautifully landscaped shared courtyard--ideal for breaks, meetings, or a peaceful moment in the day. The location is unbeatable, just steps from Kelowna's best restaurants, shops, cultural venues, in the heart of downtown. Other businesses and residents already call The Courtyard home. If you're seeking the perfect blend of lifesty...



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