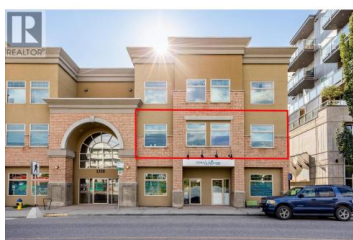


## 1358 St. Paul Street 202 & 203 Kelowna British Columbia

Kelowna North

**\$1,340,000**



Located on vibrant St. Paul Street between Cawston Avenue and Doyle Avenue, just two blocks east of Water Street, this 2,415 sq. ft. fully tenanted, income generating office space offers an exceptional opportunity to own in the heart of Kelowna's Cultural District. Completed in 2003, the building features secure entry, full mobility-accessible elevator, and a private parking lot with two entitled stalls plus additional monthly rentals available nearby. Inside, the bright, modern layout includes a large board-room, nine perimeter offices, one large office with two workstations, two oversized offices, and six smaller offices, all with generous windows offering west, north, and east exposure for abundant natural light and fresh air via ventable windows. A spacious boardroom, welcoming reception area, in-suite kitchen, print room, washroom, storage room, and integrated alarm and phone systems provide everything needed for a professional workspace accommodating up to 12 staff. Zoned UC1, this property is ideal for a variety of professional uses. (id:6769)

### Sean Helgersen

Coldwell Banker Executives Realty

Phone: (250) 864-7324

<http://coldwellbanker.ca/directory/agents/sean-helgersen-1>



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada