



455 Leon Avenue Kelowna British Columbia

Kelowna North

\$1,899,000



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

For Sale by Court Order. An excellent opportunity for owner-users and investors to acquire a freestanding, single-storey commercial building in downtown Kelowna. Offering approximately 2,725 SF of office space, the property features seven treatment rooms with sinks, six private offices, reception/waiting area, staffroom with kitchenette, two washrooms, and storage. The fully fenced site provides secure parking for 10 vehicles, plus nearby street parking. Ideally located just west of the signalized intersection of Ellis Street and Leon Avenue, the property offers convenient access to Highway 97, Pandosy Street, and downtown amenities. The surrounding area continues to see significant growth, with numerous multifamily, commercial, and mixed-use developments completed or underway. The property offers appeal for personal services, business, or professional office users, along with long-term redevelopment potential. Under the Urban Centre (UC) Future Land Use designation, an assembly with neighbouring properties could support up to 26 storeys and a 7.2 FAR, subject to applicable approvals. The neighbouring property at 477 Leon Avenue is also available for sale by court order, offering potential for combined redevelopment. Whether for owner-use or investment, this court-ordered sale presents a compelling opportunity. (id:6769)

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