



# 1461 St. Paul Street 100&200 Kelowna British Columbia

\$4,950,000

This 2 level, stand-alone building (on 50' x 150' lot), sits just off Bernard Ave on the north side of "Brooklyn at Bernard". The 2 levels of ~5,000sf each feature West Coast Contemporary styling and are divided as 2 separate strata titles (100 & 200) but here being offered for sale together as one property. 1461 St Paul sits adjacent "The Courtyard" strata at 1449 St Paul and shares reciprocal access to and through the picturesque landscaped inner garden, pergola and fountain area. 5 parking stalls abut the rear of 1461 St Paul and an existing rental arrangement offers 6 more stalls opposite side of the lane. Currently the 100 Level is divided into 4 separate individually rentable office, service or retail suites; the 200 Level currently is demised into 2 large office suites. (id:6769)

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