



## 1751 Harvey Avenue 110 Kelowna British Columbia

\$1,049,000

Exceptional opportunity to acquire a highly visible commercial strata unit in the heart of Kelowna's Landmark District. Offering approximately 1,664 sq. ft. over two levels, this versatile property benefits from UC2 zoning, allowing for a wide variety of commercial, professional, retail, and service-oriented uses. The functional layout features approximately 852 sq. ft. on the main floor with a private washroom and approximately 811 sq. ft. on the second floor, complete with water access and sink facilities. The flexible design allows full owner occupancy, occupying one floor while generating rental income from the other, or holding as a fully leased investment property. Positioned along the Highway 97 corridor, the property enjoys exceptional exposure with signage opportunities visible from both Harvey Avenue and Kirschner Road. The property includes three dedicated parking stalls, with additional street parking available nearby for customers, clients, employees, and overflow parking needs. The main floor is currently leased, providing immediate income while preserving future flexibility for an owner-user or investor. Located within one of Kelowna's premier business districts, the property is surrounded by professional offices, retail services, restaurants, hotels, and major employment centres, benefiting from the continued growth and redevelopment of the Landmark and Capri-Landmark Urban Centre area. (id:6769)

Listing Presented By:



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