



1470 St. Paul Street 201 & 202 Kelowna British Columbia

\$766,400

1,916 SF second-floor office strata unit available for sale or lease in the heart of downtown Kelowna. Located just steps from Bernard Avenue, restaurants, shopping, cafes, and entertainment, this versatile space is currently configured as two separate office suites with individual entrances and shared second-floor washrooms, but can easily be converted back into a single office. Large street-facing windows provide abundant natural light, while a spacious common outdoor patio offers an ideal space for employee breaks or informal meetings. The building offers a professional downtown setting with convenient access for clients and staff. Situated on a quieter street just off Bernard Avenue, the property benefits from a central location within walking distance of City Park, the waterfront, public transit, nearby parkades, and a wide range of downtown amenities. Vacant and available for immediate occupancy, the unit includes two dedicated parking stalls.

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