



## 245 Leon Avenue 237 Kelowna British Columbia

\$16,999,000

Exceptionally rare opportunity to acquire a fully tenanted 2 story Professional Office Building and additional Development Lands in Downtown Kelowna. This is a high-profile location just across the street from Kelowna's City Park and Okanagan Lake and consists of a 4 Lot Land assembly totaling .72 Acre. The properties are Zoned UC1 (Downtown Urban Centre) under new zoning Bylaw No 12375 allowing for high-Density Mixed-Use Buildings. The seller may consider carrying a first mortgage up to 50% of the purchase price at a below market interest rate for approximately three years. Civic Addresses to include 1635 Abbot Street, 227, 237, 245 Leon Ave. PIDs 007-906-471, 012-356-549, 009-368-183, 012-356-565 Please call listing Broker to discuss in more detail. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.