



# 1630 Pandosy Street 401 Kelowna British Columbia

\$548,800

Opportunity to purchase a 784 SF fourth-floor strata office space in the heart of downtown Kelowna. Located on Pandosy Street, between Lawrence Avenue and Leon Avenue, the unit features an industrial-style finish with exposed piping, ductwork, and wiring; concrete flooring throughout; and finished flooring in the entrance/reception area. The layout includes an open reception area, two offices, a boardroom, a kitchenette, and access to shared common washrooms. The building boasts high ceilings and large windows, allowing for ample natural light. One 24-hour reserved parking stall is included in the nearby Chapman's Parkade, which is accessed via elevator and a covered walkway from the third floor. Heat and A/C are included in the strata fees. Strata fees are \$471.12/month; parking is \$166.81/month + GST. Nearby amenities include restaurants, coffee shops, boutiques, City Park, and Lake Okanagan. (id:6769)

Listing Presented By:



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