



# 455 & 477 Leon Avenue Kelowna British Columbia

\$2,848,000

For Sale by Court Order. An exceptional opportunity for owner-users and investors to acquire two freestanding commercial buildings in downtown Kelowna, offering a combined approximately 5,445 SF of office space. The properties feature a versatile mix of office and treatment rooms, private offices, a boardroom, open workspace, reception/waiting areas, staff areas, kitchenette, washrooms, and storage. Together, the sites offer 15 on-site parking stalls, including a fully fenced parking area, plus a small fenced area at the rear and nearby street parking. Ideally located near the intersection of Ellis Street and Leon Avenue, one block north of the Harvey Avenue/Highway 97 corridor, the properties provide convenient access to major routes, Pandosy Street, and downtown amenities. The surrounding area continues to experience significant growth, with numerous multifamily, commercial, and mixed-use developments completed or underway. The properties offer flexibility for professional offices, personal services, medical uses, or other business operations, alongside significant long-term redevelopment potential. Under the Urban Centre (UC) Future Land Use designation, an assembly with neighbouring properties could support development of up to 26 storeys and a 7.2 FAR, subject to applicable approvals. With both properties available by court order, this presents a compelling opportunity to acquire multiple downtown assets with potential for future redevelopment. (id:6769)

Listing Presented By:



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