



255 Lawrence Avenue Kelowna British Columbia

\$775,000

Rare opportunity to acquire a freestanding, non-strata commercial building in downtown Kelowna. Located at 255 Lawrence Avenue, this property offers approximately 2,550 SF of leasable area, no strata fees, and UC1 - Downtown Urban Centre zoning, providing exceptional flexibility for a wide range of commercial uses. The building is currently improved as a functional office layout with up to ten private offices, a large reception area, boardroom, kitchenette, storage room, and utility closet. Washroom facilities include one standard washroom with vanity and a wheelchair-accessible washroom with shower. Rear lane access provides 3 dedicated on-site parking stalls, a valuable amenity in the downtown core. The UC1 zoning allows for a broad spectrum of uses including office, health and education services, child care centres, animal clinics, cultural and recreational services, and liquor-primary establishments. Well suited for an owner-occupier seeking control and cost certainty, the property also offers strong investor appeal, with location and zoning that support an attractive cap rate profile. Situated in an area experiencing ongoing redevelopment and investment, this downtown location continues to benefit from nearby large-scale projects. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty



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