



# 1290 St. Paul Street 402 Kelowna British Columbia

\$398,800

Welcome to SOLE in the heart of Kelowna's vibrant Cultural District -- one of the few downtown buildings zoned to allow short term rentals, making this an exceptional opportunity for investors, part-time owners, or those seeking flexible urban living. With vacant possession available for immediate occupancy and freshly painted throughout, this move-in-ready 4th floor Junior 2 bedroom residence offers outstanding value in one of Kelowna's most walkable and dynamic neighbourhoods. Thoughtfully designed to maximize space and functionality, the bright open-concept layout features large windows, contemporary finishes, quartz countertops, stainless steel appliances, vinyl flooring, in-suite laundry, and a private covered patio with city and mountain views. The versatile Junior 2 bedroom configuration provides excellent flexibility for guests, a home office, or additional sleeping space. SOLE has a proven track record for strong short term rental performance, with estimated revenue potential of \$250-\$375 per night. The building is positioned close to the waterfront, restaurants, breweries, entertainment venues, beaches, bike paths, Prospera Place, and the future UBC Downtown Campus. Amenities include a rooftop patio and fitness facilities. One secure underground parking stall and a storage locker are included. This is an ideal opportunity for investors, first-time buyers, students, snowbirds, or anyone looking to experience the best of downtown Kelowna living. (id:6769)

Laundry room 4'11" x 7'10"

Foyer 4'0" x 8'0"

4pc Bathroom 8'1" x 5'0"

Bedroom 8'2" x 7'6"

Primary Bedroom 8'1" x 8'10"

Kitchen 11'1" x 11'1"

Living room 10'9" x 19'0"

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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