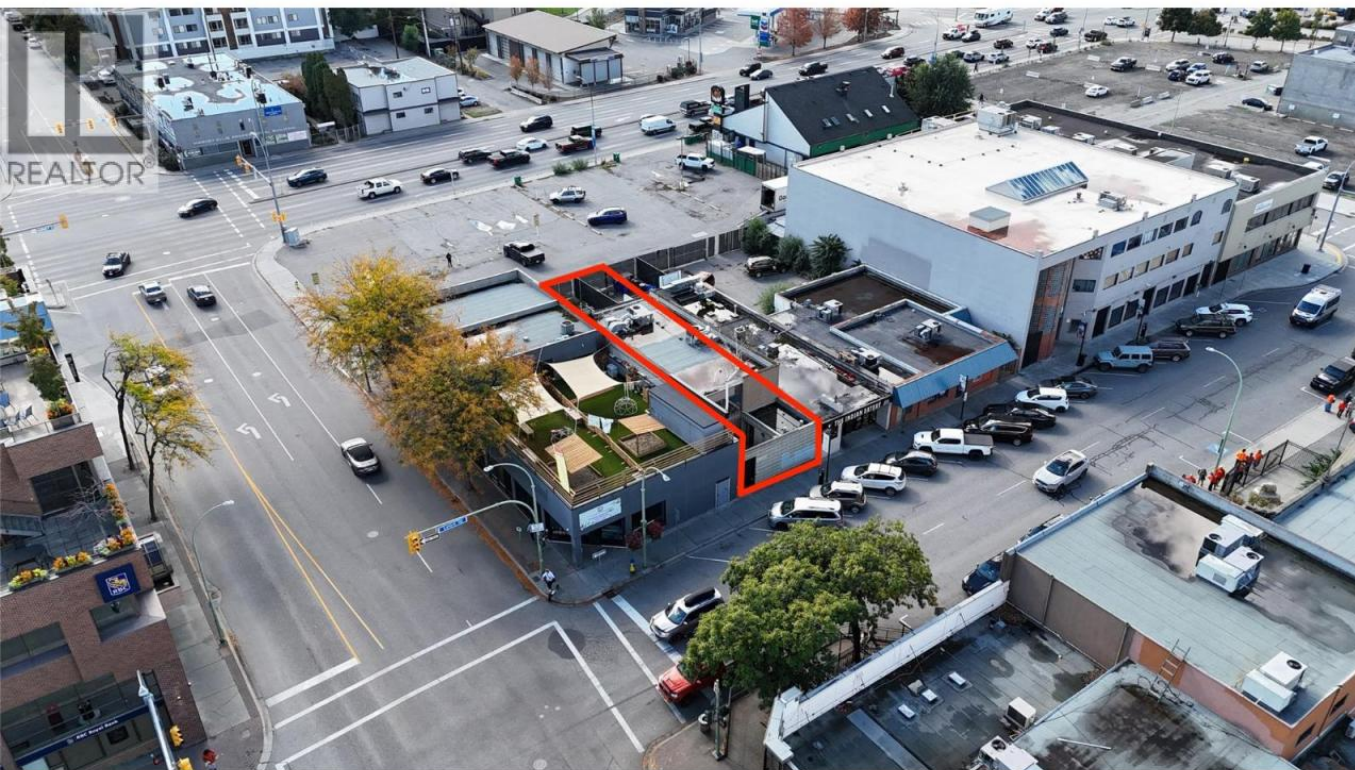




## 477 Leon Avenue Kelowna British Columbia

\$949,000

For Sale by Court Order. An excellent opportunity for owner-users and investors to acquire a freestanding, two-storey commercial office building in downtown Kelowna. Offering approximately 2,720 SF of office space across two levels, the property features five private offices, a boardroom, open workspace, staff area, and in-suite washrooms. The site includes five on-site parking stalls and a small, fenced area at the rear. Ideally located one block north of the Harvey Avenue/Highway 97 corridor, near the intersection of Ellis Street and Leon Avenue, the property offers 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 property is well suited for professional office users seeking a downtown presence, while also offering 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. The neighbouring property at 455 Leon Avenue is also available for sale by court order, presenting a potential opportunity for combined redevelopment. Whether for owner-use or investment, this court-ordered sale presents a compelling opportunity. (id:6769)

Listing Presented By:



Originally Listed by:  
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