



## 770 Bernard Avenue Kelowna British Columbia

\$1,659,900

This extraordinary heritage property is perfectly situated on Kelowna's historical Bernard Avenue one block east of the Downtown Urban Core, a stone's throw from the sandy shores of Lake Okanagan, world-class wineries and breweries, an international art gallery and a plethora of quaint boutiques and delectable cafes. Significantly renovated in 2009 to house a thriving medical practice, this commercial and residential property with a Heritage Revitalization Agreement in place, supports over 1400 square feet of commercial use on the main floor, in addition to a fantastic self-contained residential suite that includes 2 bedrooms and a den, a open and bright kitchen with white cabinetry, stainless steel appliances, a sky light and tiled floors. Did we mention there is a new roof? The main level commercial space is beautifully reimagined to include rooms that offer the following uses: a reception area, a room for staff, two patient rooms, washroom, storage/file rooms as well as an office. This thoughtful space boasts polished concrete floors, hardwood floors and expansive windows with superb quality California Shutters that welcomes ample light and inspiring vistas. Please note the added bonus of 6-8 parking stalls with lane access. This is a once in a lifetime opportunity to own the perfect property in the perfect location. Downtown business reinforces professional opportunities and provides a cultural touchstone for the community. (id:6769)

Listing Presented By:



Originally Listed by:  
Realty One Real Estate Ltd



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com