



## 770 Bernard Avenue Kelowna British Columbia

\$1,659,900

This extraordinary heritage property is 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. Have we mentioned there is a brand 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, well-executed 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 positioned in the perfect location, as downtown business reinforces professional opportunities and acts as a cultural touchstone for the community. (id:6769)

4pc Bathroom 6'8" x 9'3"  
Bedroom 9'9" x 8'11"  
Den 5'11" x 13'3"  
Dining room 9'6" x 10'9"  
Family room 12'8" x 15'3"  
Kitchen 13'7" x 9'10"

Bedroom 11'7" x 9'10"  
Bedroom 10'6" x 9'11"  
Bedroom 8' x 7'8"  
Den 10'11" x 6'1"  
Living room 12'9" x 15'6"  
Foyer 5'11" x 13'6"

Primary Bedroom 11' x 11'9"

Pantry 14'6" x 15'3"

2pc Bathroom 7'7" x 6'10"

Storage 6'6" x 15'7"

2pc Bathroom 7'7" x 6'10"

Utility Room 6'6" x 5'6"

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd



Royal

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