



# 1461 St Paul Street 100/200 Kelowna British Columbia

\$3,988,000

Location location This versatile property is ideal for Office Space, Medical Centre, Law Offices , Adjacent to Bernard Ave, in the sought-after ""Brooklyn at Bernard"" neighborhood ,, Interior space 10,000 sq ft (Two levels of 5,000 sq ft each) Lot Size: 50' x 150' This remarkable commercial property features a modern West Coast Contemporary design, making it a perfect investment for those looking to capitalize on Kelowna's booming market. It is uniquely divided into two strata titles (100 & 200), being offered for sale together. Current Configuration: 100 Level: Four individually rentable suites suitable for office, retail, or service opportunities, providing flexibility for diverse tenants. 200 Level: Two large office suites designed for organizations looking for spacious, professional environments. Amenities Shared access to beautifully landscaped inner garden, pergola, and fountain area with adjacent Courtyard strata. Parking: Five designated stalls at the rear and six additional stalls available for rent across the lane. Investment with Future Redevelopment Potential Investment Highlights: Prime Location near Bernard Ave Strong demand for office and retail spaces in the area Existing infrastructure and landscaping creating a vibrant business environment Opportunity for your business or lease it out as an investment property!! (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.mrjsold.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.