



2040 Springfield Road 201 Kelowna British Columbia

\$898,000

Second-floor Invue commercial unit offering approximately 1,694 sq. ft. in a concrete high-rise. The well-designed floor plan includes a welcoming reception area, 3 private offices, a large open area presently set up in cubicles and a dedicated staff room, complemented by eye catching designer finishes and colours throughout. Ideal for a wide range of professional and service-oriented uses including medical or dental clinic, physiotherapy or wellness practice, accounting or law office, real estate or insurance brokerage, tech or consulting firm, or boutique professional services (subject to applicable zoning). A key advantage is the built-in clientele from the building's 92-unit residential component, providing consistent foot traffic and convenience-driven demand. The property is exceptionally well positioned in central Kelowna's midtown core, just steps from Orchard Park Shopping Centre and directly behind Orchard Plaza, placing it within one of the city's busiest commercial and retail corridors. Surrounded by major employers, transit routes, and established neighbourhoods, this location offers excellent accessibility for both clients and staff, with easy connections to Downtown, Highway 97, and surrounding communities. Additional features include outdoor space, access to common washrooms, two designated underground parking stalls, and visitor parking available on site. An opportunity to secure a high-quality commercial space in a central location. (id:6769)

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