

# \$3,988,000 - 1461 St Paul Street Unit# 100/200, Kelowna

MLS® #10336003

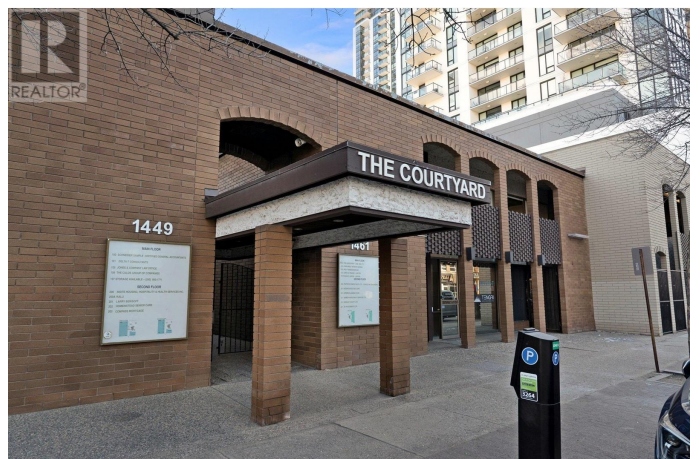
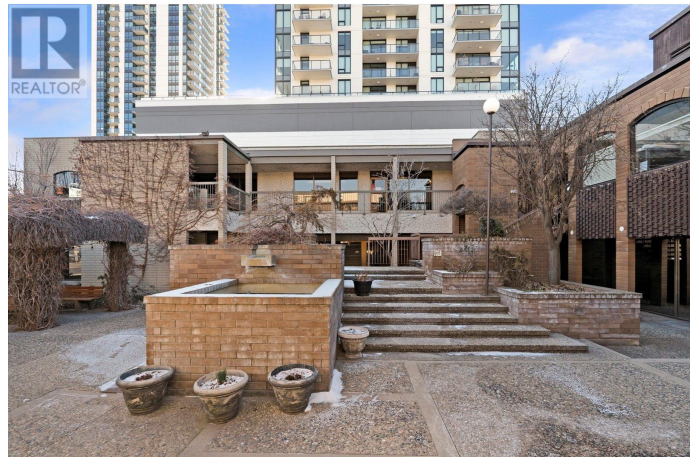
**\$3,988,000**

0 Bedroom, 0.00 Bathroom, 10,000 sqft  
Office

Kelowna North, Kelowna, British Columbia

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:6289)

Built in 1985



## Essential Information

Listing #	10336003
Price	\$3,988,000
Bathrooms	0.00
Square Footage	10,000
Year Built	1985
Type	Office

## Community Information

Address	1461 St Paul Street Unit# 100/200
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y2E4

## Amenities

Parking Spaces	12
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## Exterior

Exterior	Brick, Stucco
Roof	Tar & gravel

## Additional Information

Zoning	See Remarks
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## Listing Details

Listing Office	eXp Realty (Kelowna)
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