

\$1,390,000 - 525 - 527 Lawrence Avenue, Kelowna

MLS® #10361812

\$1,390,000

0 Bedroom, 0.00 Bathroom, 4,745 sqft

Other on 0.08 Acres

Kelowna North, Kelowna, British Columbia

High visibility PRIME DOWNTOWN INVESTMENT or OWNER-USER OPPORTUNITY 4,745 sq. ft. of versatile commercial space over 2 equal levels in Kelowna's sought-after vibrant Downtown Core. UC1 zoning accommodates a broad range of commercial uses (professional offices, retail & service businesses, health or wellness operations, main floor restaurant & multi-tenant leasing for investment income) plus potential future high-rise development. The property sits on a 3,595 sq. ft. lot with dedicated laneway parking & ample on-street parking. The location offers strategic advantages: high pedestrian & vehicle traffic counts; walking distance to the waterfront, cultural district, shops, dining, beaches & parks; highly sought-after dedicated parking; & central access to transit & major routes. The balanced floorplates (2,372sf per level) add flexibility for multiple tenancies or reconfiguration while keeping ownership & management under one simple title. Separate entrances up & down. Main level has an open floor plan. The upper level is a separate civic address (525 Lawrence) but on the same legal title. Once used as offices & a separate tattoo studio, it has dedicated front & rear entrances. The prime location, dedicated parking, lane access, mixed-use zoning & dual addresses are an ideal non-stratified opportunity to add value & establish a presence in the thriving downtown core of Canada's fastest-growing city. Call to view -- Bring and



build your ideas! (id:6289)

Built in 1968

Essential Information

Listing #	10361812
Price	\$1,390,000
Bathrooms	0.00
Square Footage	4,745
Acres	0.08
Year Built	1968
Type	Other
Sub-Type	Freehold

Community Information

Address	525 - 527 Lawrence Avenue
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y6C2

Amenities

Amenities	Public Transit, Park, Recreation, Shopping
Features	Level lot
Parking Spaces	3
Parking	Rear, Street

Interior

Heating	Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Wood siding
Exterior Features	Level

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

RE/MAX Kelowna



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