



Downtown Kelowna Purchase Opportunity

Stand Alone Building For Sale

255 Lawrence Ave, Kelowna ,BC







PROPERTY FEATURES



Superior Location

Heart of Downtown Kelowna



Signage

New pylon signage opportunities



Legal

PID: 012-357-197



Building Size

Approx. 2,550 sf rentable



Zoning

UC1 – Downtown Urban Centre



Lot Size

Approx. 26' x 120'

Chris Wills and Venture Commercial is pleased to present a rare opportunity to purchase a stand alone building in downtown Kelowna. The building is currently built-out as an office space with up to 10 private offices, a large reception area, 1 board-room, a kitchenette, 1 washroom with vanity and 1 wheelchair accessible washroom with a shower, a storage room and a utilities closet. The building has rear access off the alleyway with 3 dedicated parking stalls. This area of downtown Kelowna is currently undergoing many changes, including the construction of Water Street by the Park, a multi-tower development located just one block south on Leon Avenue. Current zoning (UC1) is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.

Legal Description: East 1/2 Lot 15, Block 10, DL 139, ODYD Plan 462

AMENITIES

BUSINESSES

1. Earls on Top
2. Downtown YMCA
3. The Innovation Centre
4. Delta Hotel/Playtime Casino
5. Prospera Place

PARKADES

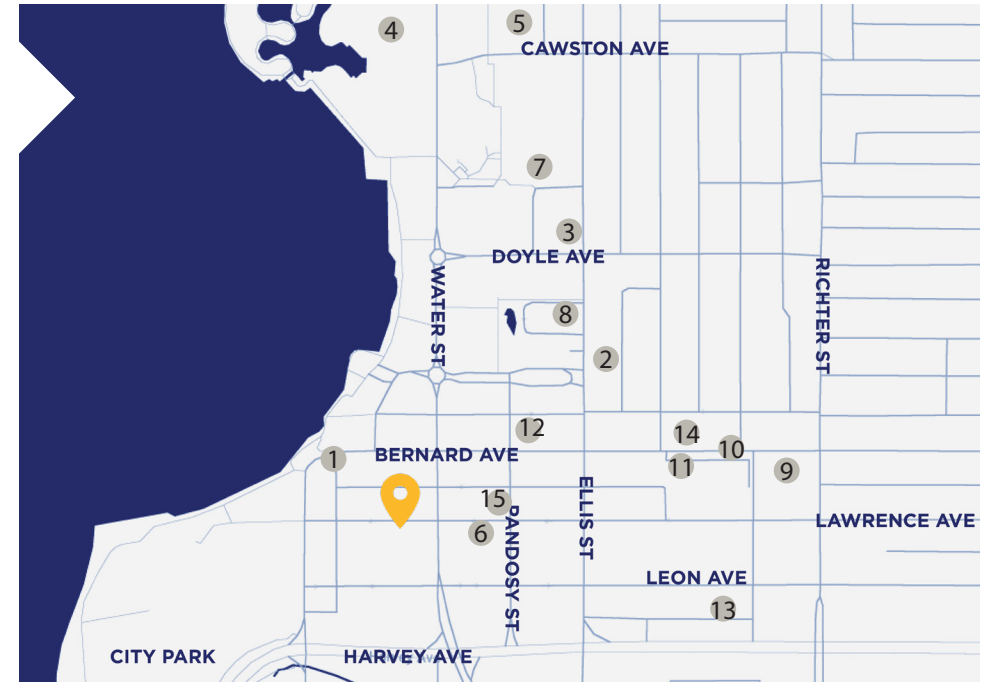
6. Chapman (479 stalls)
7. Library (668 stalls)
8. Memorial (566 stalls)

SHOPPING

9. Safeway
10. Shoppers Drug Mart
11. The District on Bernard
12. Lulu Lemon

COFFEE

13. Starbucks
14. 350 Bakehouse & Cafe
15. Pulp Fiction



PROJECT: 255 Lawrence Ave for Sale



THE COMMUNITY

The downtown core is the heart of Kelowna! With everything to offer including museums and galleries within the cultural district, the mixed business atmosphere, diverse restaurant experiences, nightlife, hotels, beautiful brick storefronts and more. Downtown is currently undergoing massive transformations with various new developments including The Block, One Water Street, UBCO Downtown Campus and Water Street by the Park. In addition, wonderfully kept heritage homes, parks and beaches surround the area – making it a desirable place to live, work and play.



Let's chat.

Chris WILLS PREC

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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