

FOR SALE

Main Floor, Multi Office

Downtown business district



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

103 - 1358 St Paul Street

OPPORTUNITY

Ground floor strata unit located in a three story commercial building. Former office for a long term land surveying company, this unit provides approximate 98.2 Sq. M or 1057 sq. ft comprising of a reception area, two bull pen style open offices, a kitchenette and a two piece washroom. This is an end cap and has a breezeway leading from St. Paul St to the rear parking lot and alleyway.

LOCATION

Situated on the west side of St. Paul St. between Doyle Ave. and Cawston Ave, positioned directly across from the "to be constructed" UBC Downtown campus. The St. Paul neighborhood is rapidly developing with the Mission Group currently constructing residential/ commercial towers at St. Paul and Bernard Avenue.

This is a short walk to downtown restaurants and amenities, or to the Kelowna Yacht Club, Art Gallery, etc.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

COMMERCIAL KelownaCommercial.com

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 103 - 1358 St. Paul Street
Kelowna

PROPERTY DETAILS

Main floor, direct entry with a large front, East facing window

Level Unit, fully finished

End cap, with direct egress to the rear parking lot

Drop ceiling with acoustic tiles & florescent lighting



KEY FEATURES

- Zoned C7 allowing for a wide variety of business applications
- Ideal location in the downtown business district
- Strong area growth with new UBC campus across the street, expanding mix of retail, residential and professional offices
- Great proximity to complimenting businesses, restaurants, cafes, coffee shops, municipal transit and Okanagan Lake waterfront
- Two dedicated parking stalls
- Ample street & extra lot parking
- Strata Fees \$252.81/ month
- Available August 1st (or sooner)



ASSESSMENT *for tax base*

Land	200,000
Improvements	146,000
<hr/> Total	<hr/> 346,000

OFFER

Purchase price \$499,000



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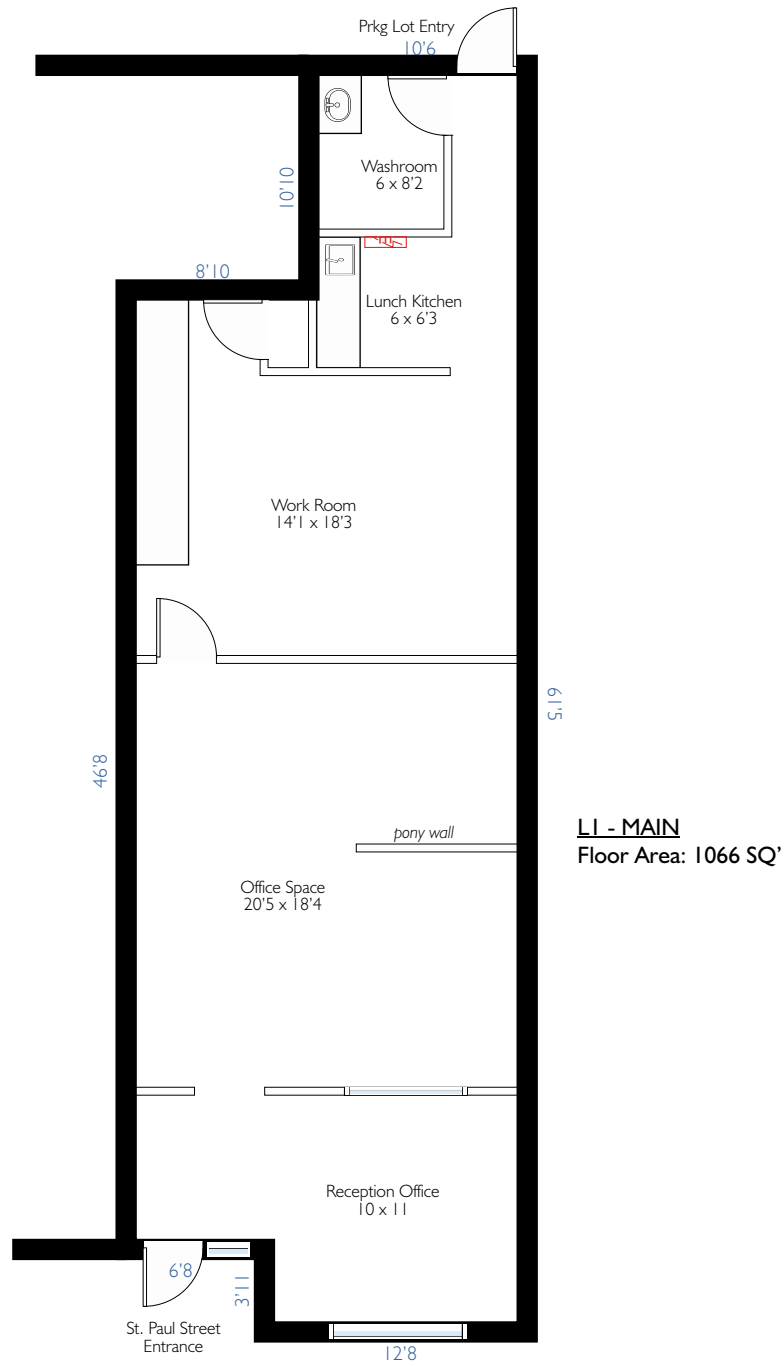
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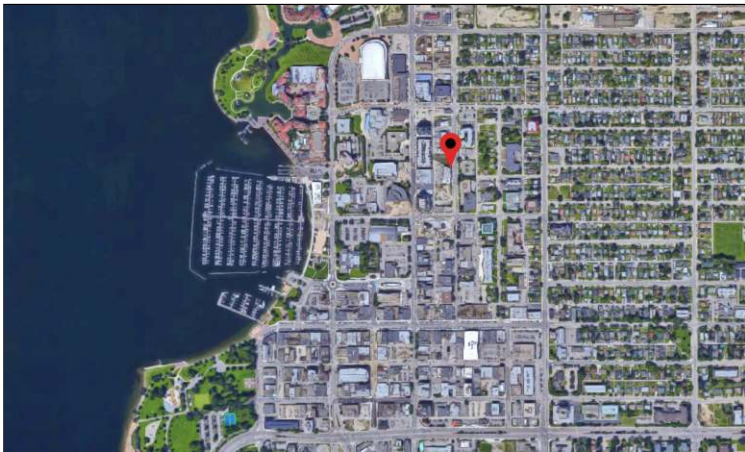
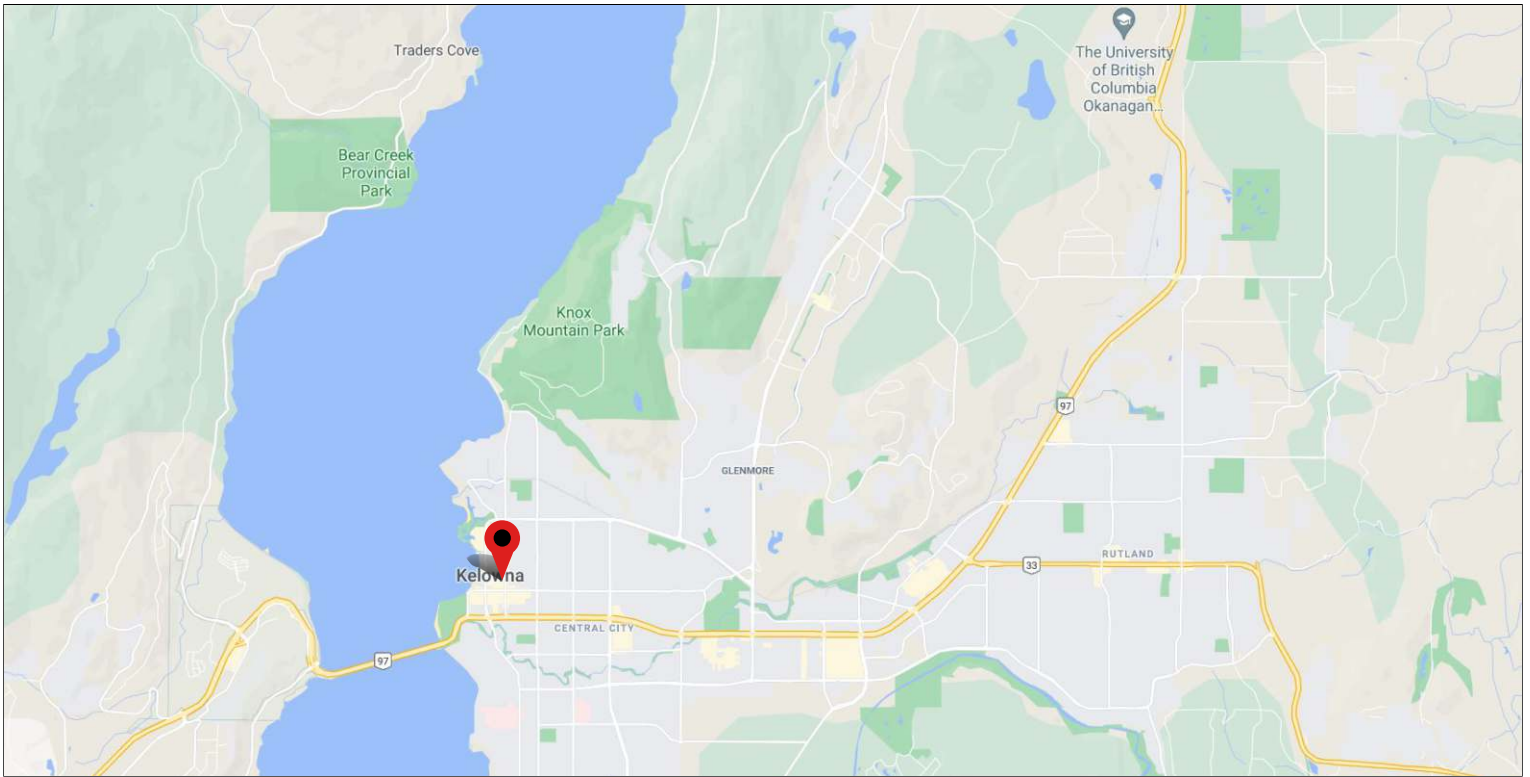
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MUNICIPAL ZONING C7: Central Business Commercial

The purpose is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses

Principal Uses:

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (i) commercial schools
- (j) community recreational services
- (k) congregate housing
- (l) custom indoor manufacturing/artist's studio
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) fleet services
- (r) gaming facilities
- (s) government services
- (t) health services
- (u) hotels
- (v) household repair services
- (w) liquor primary establishment, major (C7lp and C7lp/rls only)
- (x) liquor primary establishment, minor
- (y) multiple dwelling housing
- (z) non-accessory parking

- (aa) offices
- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (dd) private education services
- (ee) public education services
- (ff) public libraries and cultural exhibits
- (hh) public parks
- (ii) recycled materials drop-off centres
- (jj) retail liquor sales establishment (C7rls and C7lp/rls only)
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) supportive housing
- (pp) temporary shelter services
- (qq) thrift stores
- (qq) used goods stores
- (rr) utility services, minor impact

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcade, minor
- (c) child care centre, minor
- (d) home based businesses, minor

Contact Rob Archibald for a detailed provision of the C7 Zoning as provided by the City of Kelowna.

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