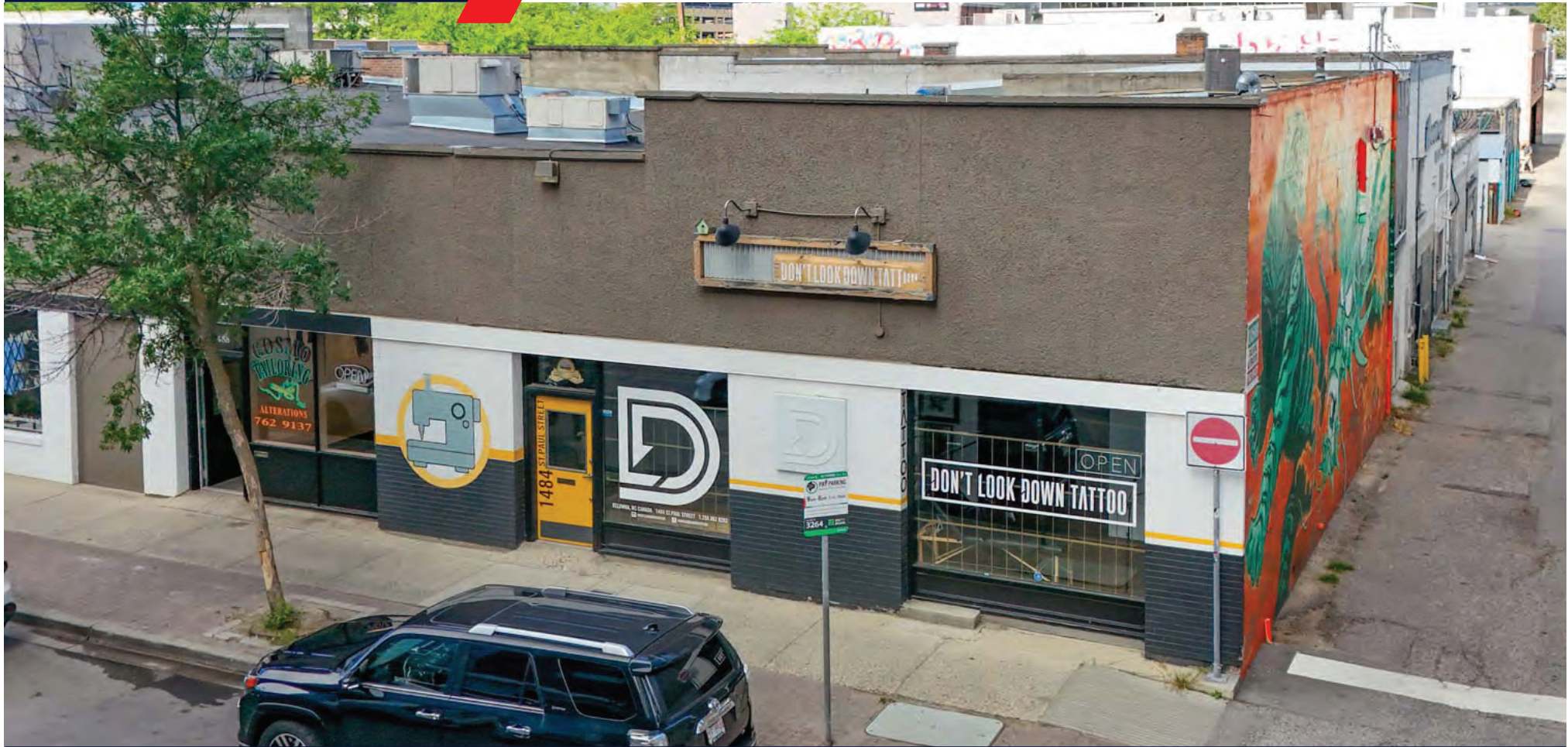




FOR LEASE

PRIME DOWNTOWN COMMERCIAL UNIT

1484 St. Paul Street, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR LEASE: 1484 St. Paul Street, Kelowna, BC

Property Details

Civic Address:

1484 St. Paul Street, Kelowna, BC

Location:

Located one block north of Bernard Avenue in the heart of Downtown Kelowna

Unit Size:

1,455 SF (approximate)

Year Built:

1957

Zoning:

UC1 - Downtown Urban Centre

Lease Rate:

\$28.00/SF + \$9.95/SF in additional rent (estimated for 2026) & a 5% management fee based on basic rent + applicable taxes

Well Positioned Commercial Unit in the Heart of Downtown Kelowna

Opportunity:

REMAX Commercial - REMAX Kelowna presents this opportunity to lease a high profile commercial unit located just off Bernard Ave in the Downtown Urban Centre.

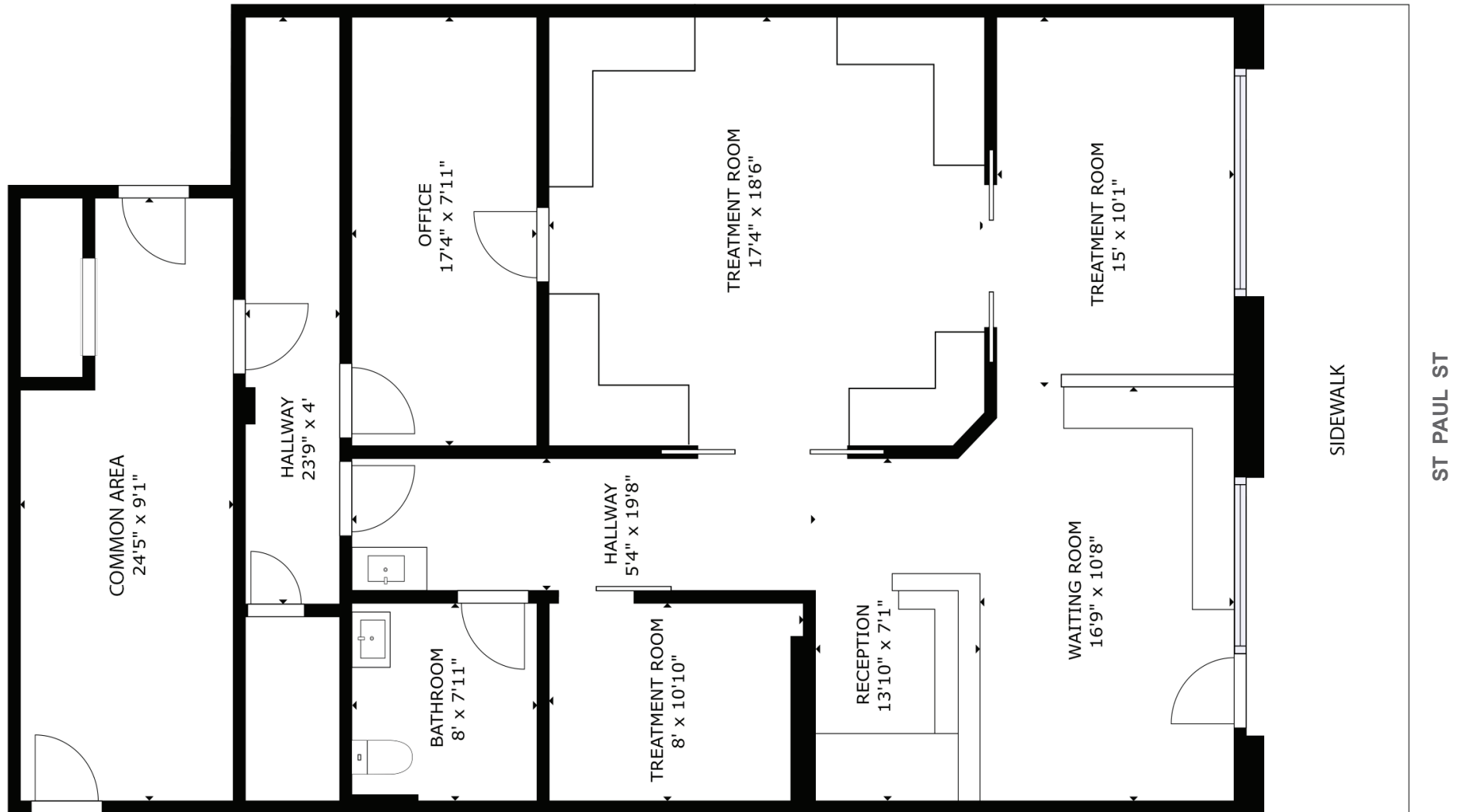
Features:

- ▶ Prime commercial space totaling 1,455 SF that is ideal for retail, personal service or office use
- ▶ Space includes multiple open work areas including a large multi-station area with built-in cabinetry and workstations, an inviting entryway with reception & waiting areas, an office or treatment-room, in-suite washroom and storage
- ▶ Great location near the intersection of Bernard Ave & St Paul St, directly across from the Bernard Block and the Brooklyn Residential Tower
- ▶ For more information or to arrange a tour of this commercial space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



FOR LEASE: 1484 St. Paul Street, Kelowna, BC

Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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Interior Photos



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Interior Photos



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Interior Photos



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Exterior Photos

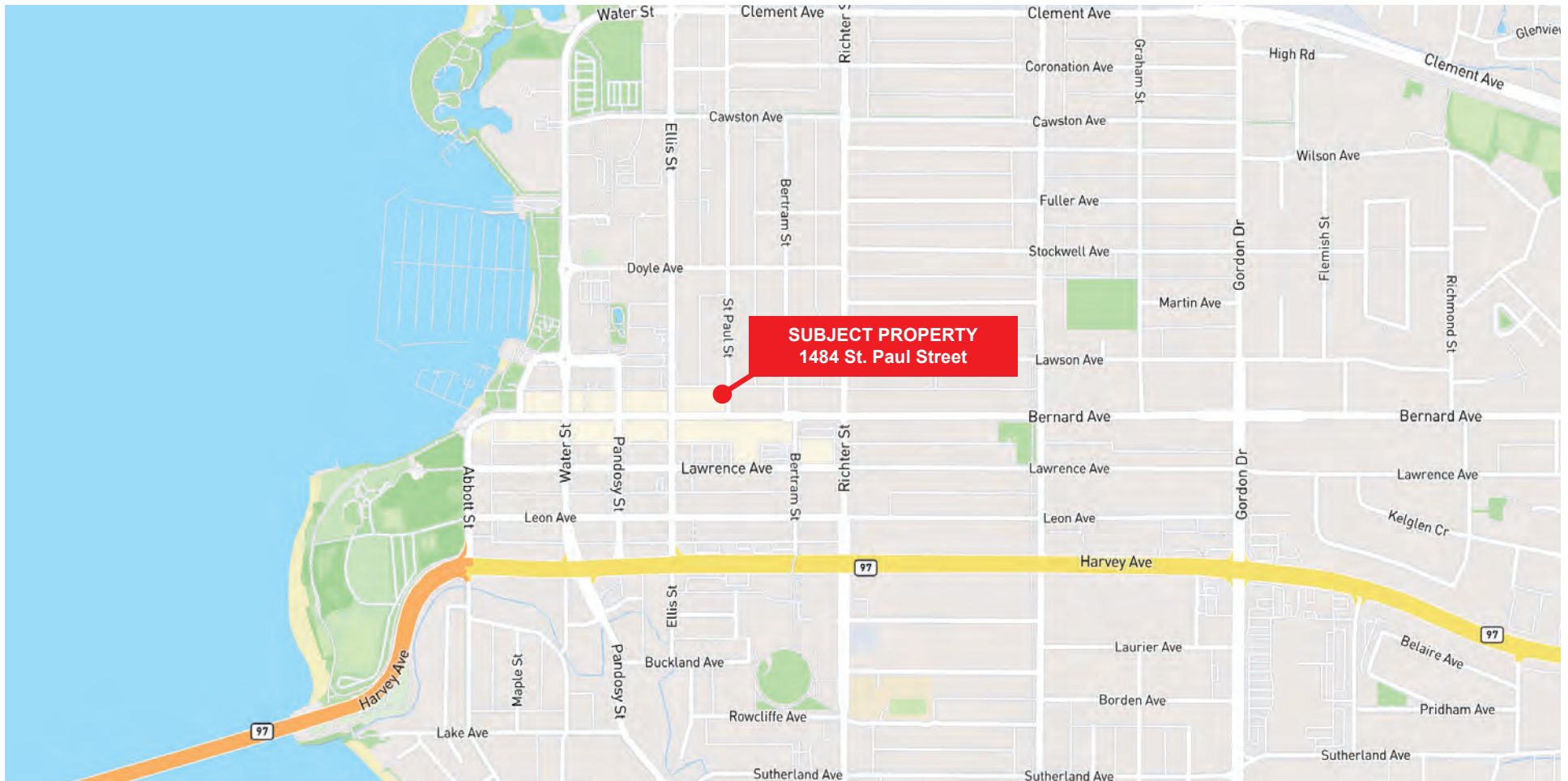


FOR LEASE: 1484 St. Paul Street, Kelowna, BC

Aerial Imagery



FOR LEASE: 1484 St. Paul Street, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165



*The Commercial
Real Estate Experts*



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