

Colliers

Ellis Street

St. Paul Street

For Sale

# Downtown Office Strata Unit

201 - 1470 St. Paul Street | Kelowna, BC

Opportunity to acquire a second floor office strata unit with dedicated on-site parking. Located steps from downtown Kelowna's main street.



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**Colliers Canada**

805 - 1499 St. Paul Street  
Kelowna, BC V1Y 0L9  
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1,916 SF  
Office Space



Prime  
Downtown  
Location

# Property Profile

201 - 1470 St. Paul Street  
Kelowna, BC V1Y 2E6

## Legal

Strata Lot 8 District  
Lot 139 ODYD Strata  
Plan KAS1618 Together  
With An Interest In The  
Common Property In  
Proportion To The Unit  
Entitlement Of The Strata  
Lot As Shown On Form 1

**Building Area** 1,916 SF Total

**Zoning** UC1, Urban Centre  
Downtown

**Parking** Two Assigned Stalls

**Gross Taxes  
2024** \$3,807.64

**Strata Fee** \$1,004.25 Per Month  
(Utilities & GST Included)

**Asking Price** \$749,000



Strata  
building

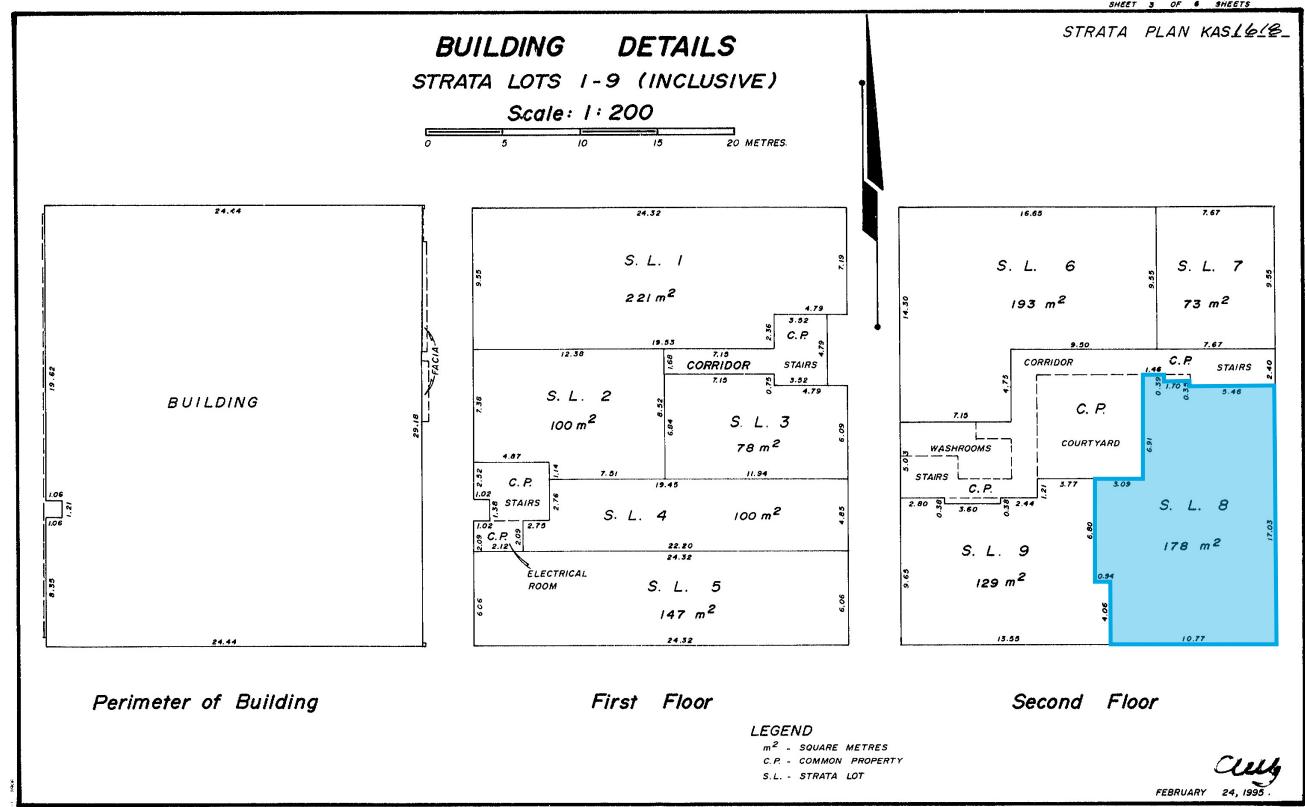
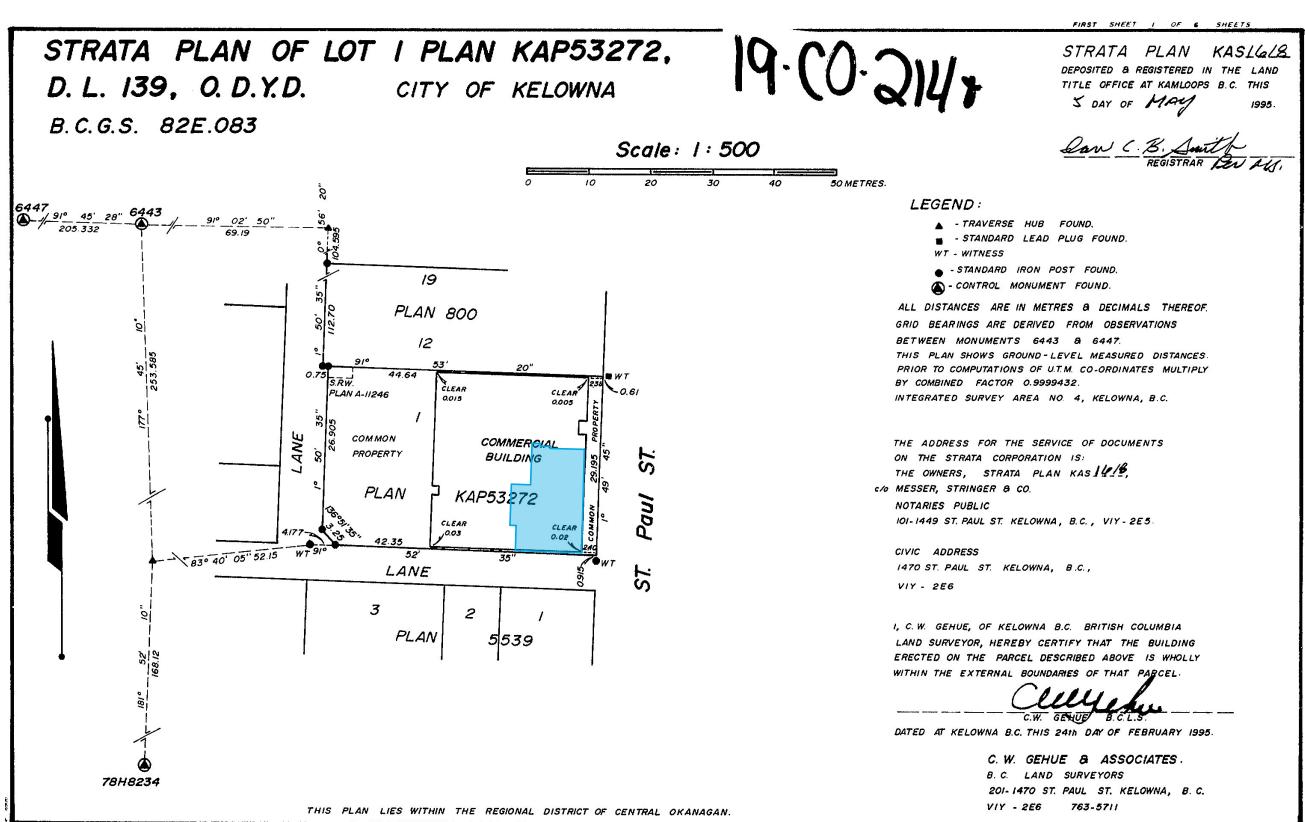


Convenient  
location

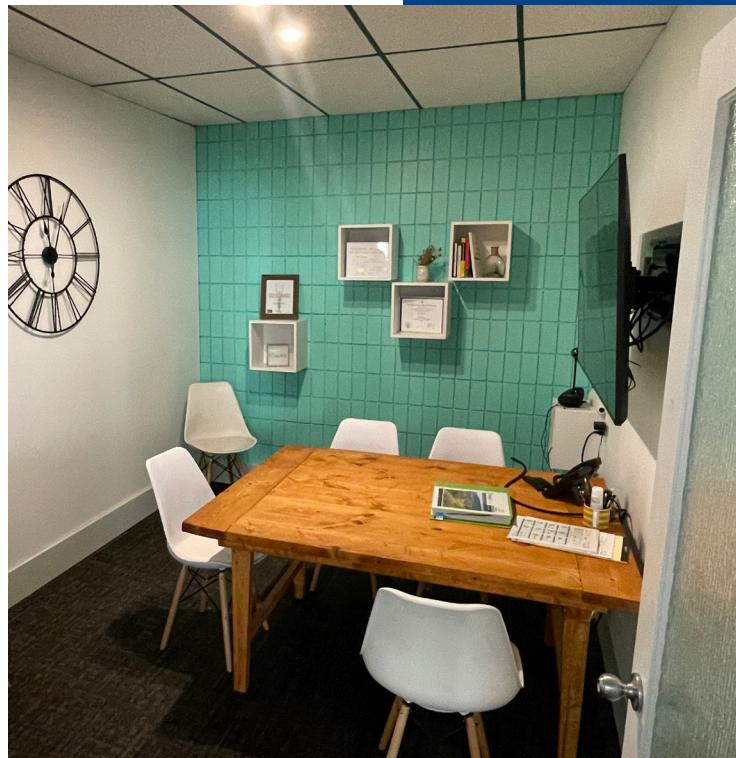


On-site  
parking

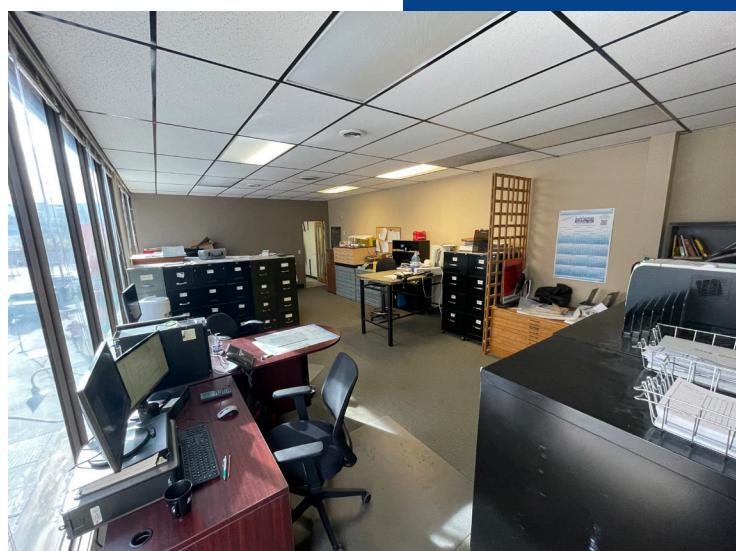
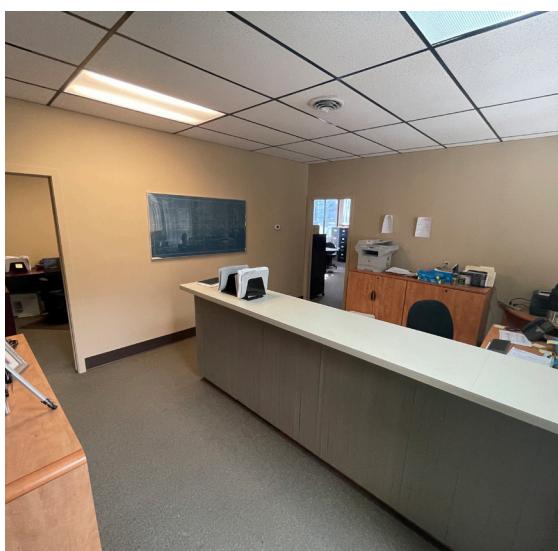
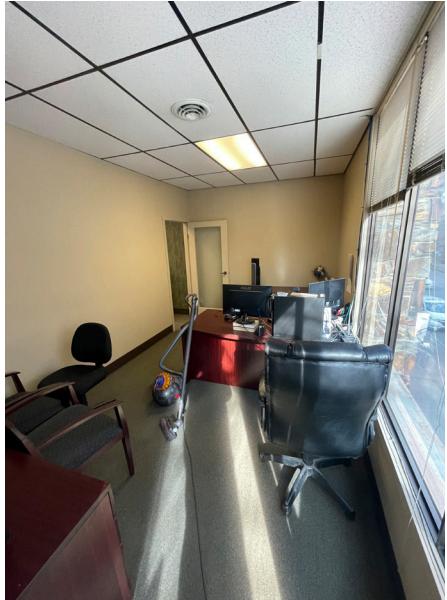
# Strata Plan KAS1618



# Unit 201



# Unit 201



# Zoning

## UC1, Urban Centre Downtown

The purpose of this zone 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.

City of Kelowna  
Zoning Bylaw No. 12375  
kelowna.ca

### Principal Uses

- Alcohol Production Facility <sup>.1</sup>
- Animal Clinics, Major
- Animal Clinics, Minor
- Animal Clinics, Minor
- Apartment Housing
- Child Care Centre, Major
- Cultural and Recreation Services
- Drive Thru <sup>.14</sup>
- Education Services
- Emergency and Protective Services
- Exhibition and Convention Facilities
- Food Primary Establishment
- Gaming Facilities <sup>.8</sup>
- Gas Bar <sup>.12</sup>
- Health Services
- Hotels / Motels
- Liquor Primary Establishment <sup>.4</sup>
- Non-Accessory Parking
- Offices <sup>.6</sup>
- Participant Recreation Services, Indoor
- Personal Service Establishment
- Professional Services
- Recycling Drop-Offs
- Religious Assemblies
- Retail
- Retail Cannabis Sales <sup>.9</sup>
- Stacked Townhouses <sup>.11</sup>
- Temporary Shelter Services
- Townhouses <sup>.11</sup>

#### Sub-Zones

UC1 – Downtown Urban Centre

a – Arena

dt – Drive Through

fg – Fueling and Gas Stations

gg – Gaming and Gambling

r – Rental Only

rcs – Retail Cannabis Sales

#### Footnotes:

<sup>.1</sup> In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m<sup>2</sup> per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m<sup>2</sup> in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.

<sup>.4</sup> Liquor primary establishments must hold a Liquor Primary Licence.

<sup>.6</sup> Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to the uppermost floor within a building. Offices and Apartment Housing cannot occur on the ground floor.

<sup>.8</sup> Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.

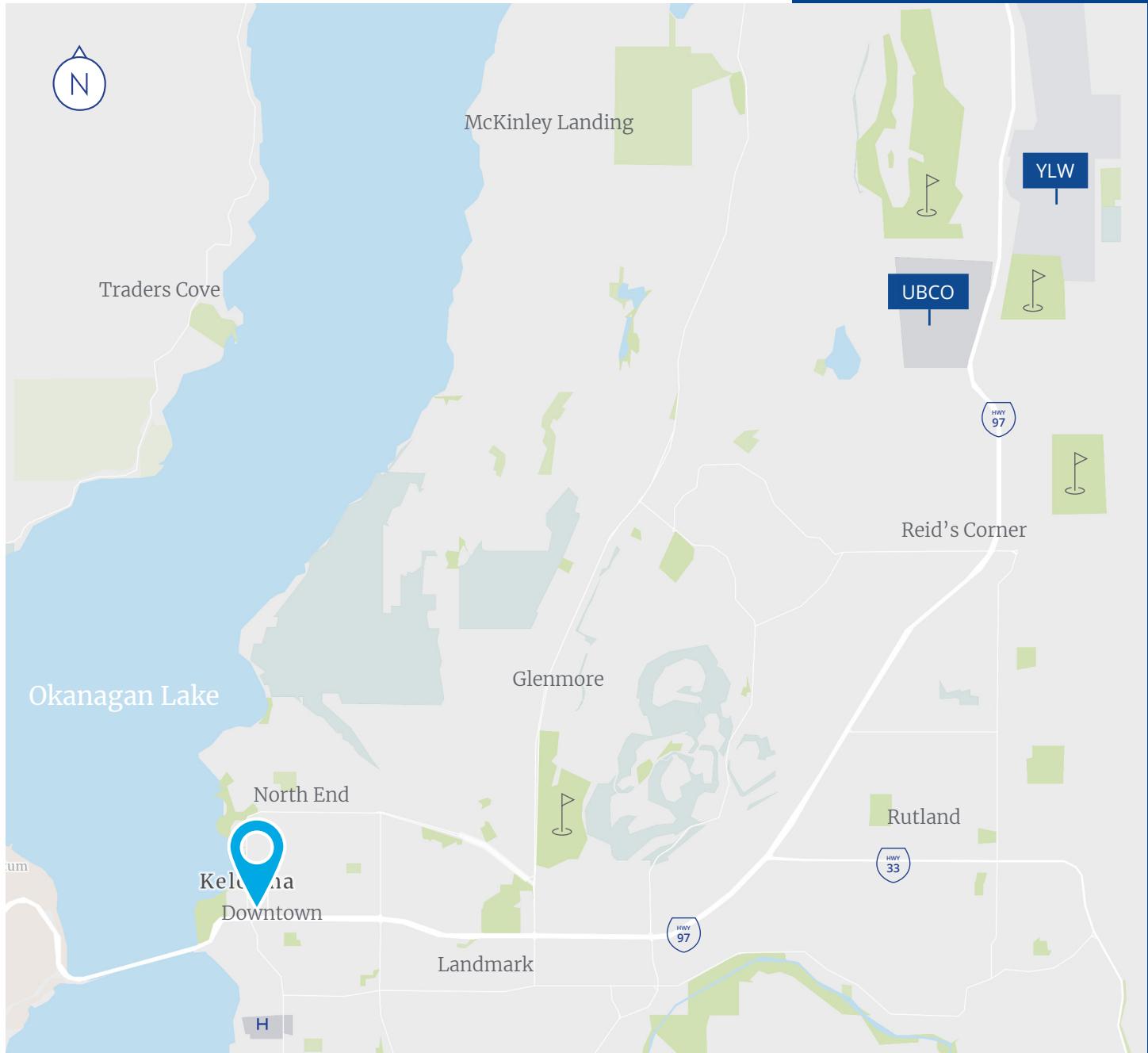
<sup>.9</sup> Retail cannabis sales must have 'rcs' Retail Cannabis Sales sub-zoning on the property.

<sup>.11</sup> Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.3, Map 4.5, Map 4.7). <sup>.12</sup> Within an Urban Centre or a Village Centre zone a gas bar must have the 'fg' sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.

<sup>.14</sup> Drive Thru must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.

# Easy access

Colliers



Highway 97 500 M

West Kelowna 8 KM

Airport YLW 15 KM

Vancouver 390 KM

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