



Colliers

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.

Mike Muncner

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Colliers Canada

805 - 1499 St. Paul Street
Kelowna, BC V1Y 0L9
collierscanada.com



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 T 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

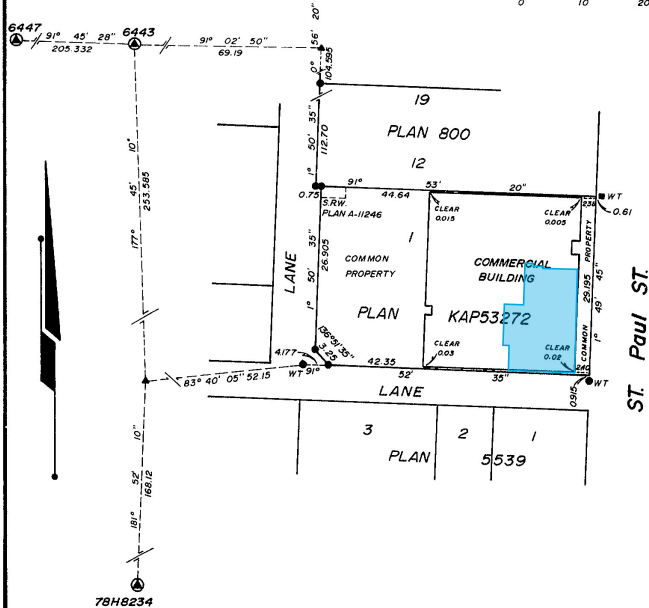
Strata Plan KAS1618

**STRATA PLAN OF LOT 1 PLAN KAP53272,
D. L. 139, O. D.Y.D. CITY OF KELOWNA
B.C.G.S. 82E.083**

19-CO-2147

Scale: 1 : 500

0 10 20 30 40 50 METRES.



LEGEND:

- ▲ - TRAVERSE HUB FOUND.
- - STANDARD LEAD PLUG FOUND.
- WT - WITNESS
- - STANDARD IRON POST FOUND.
- ⊙ - CONTROL MONUMENT FOUND.

ALL DISTANCES ARE IN METRES & DECIMALS THEREOF.
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN MONUMENTS 6443 & 6447.
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATIONS OF U.T.M. CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9999432.
INTEGRATED SURVEY AREA NO 4, KELOWNA, B.C.

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN KAS1618,
c/o MESSER, STRINGER & CO.
NOTARIES PUBLIC
101-1449 ST. PAUL ST. KELOWNA, B.C., V1Y-2E5

CIVIC ADDRESS
1470 ST. PAUL ST. KELOWNA, B.C.,
V1Y-2E6

I, C.W. GEHUE, OF KELOWNA B.C. BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING
ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY
WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

C.W. GEHUE B.C.L.S.
DATED AT KELOWNA B.C. THIS 24th DAY OF FEBRUARY 1995.

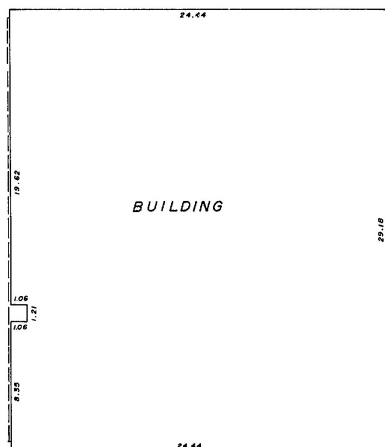
C.W. GEHUE & ASSOCIATES.
B.C. LAND SURVEYORS
201-1470 ST. PAUL ST. KELOWNA, B.C.
V1Y-2E6 763-5711

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

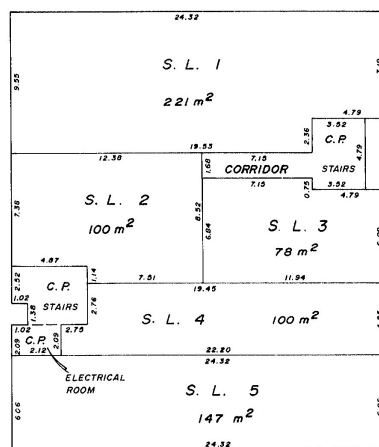
BUILDING DETAILS STRATA LOTS 1-9 (INCLUSIVE)

Scale: 1 : 200

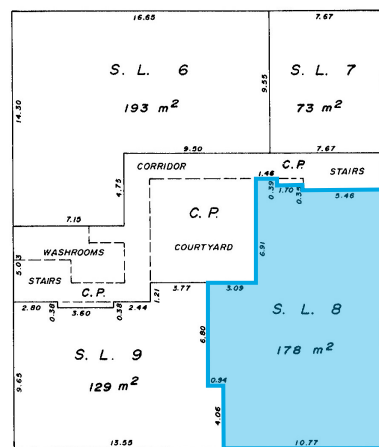
0 5 10 15 20 METRES.



Perimeter of Building



First Floor



Second Floor

LEGEND

- m² - SQUARE METRES
- C.P. - COMMON PROPERTY
- S.L. - STRATA LOT

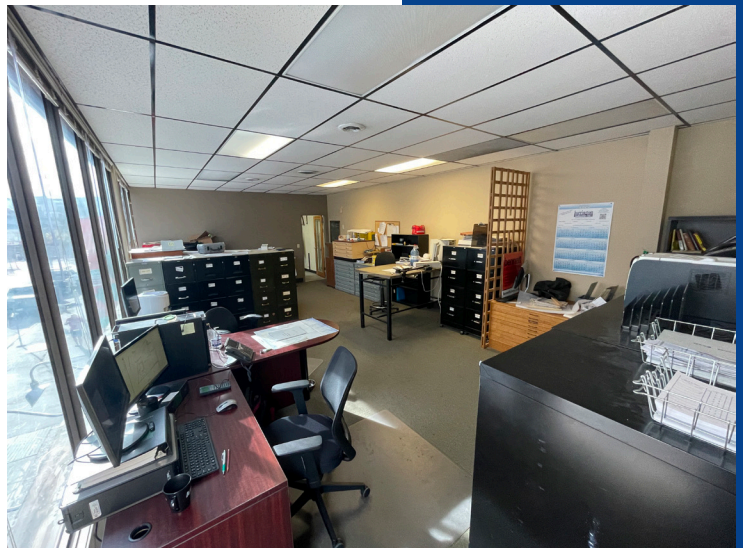
FEBRUARY 24, 1995

FILE: 12,485 - 2

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

Sub-Zones

UC1 – Downtown Urban Centre

a – Arena

dt – Drive Through

fg – Fueling and Gas Stations

gg – Gaming and Gambling

r – Rental Only

rsc – Retail Cannabis Sales

Footnotes:

^{.1} In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m² 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 m² 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.

^{.4} Liquor primary establishments must hold a Liquor Primary Licence.

^{.6} 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.

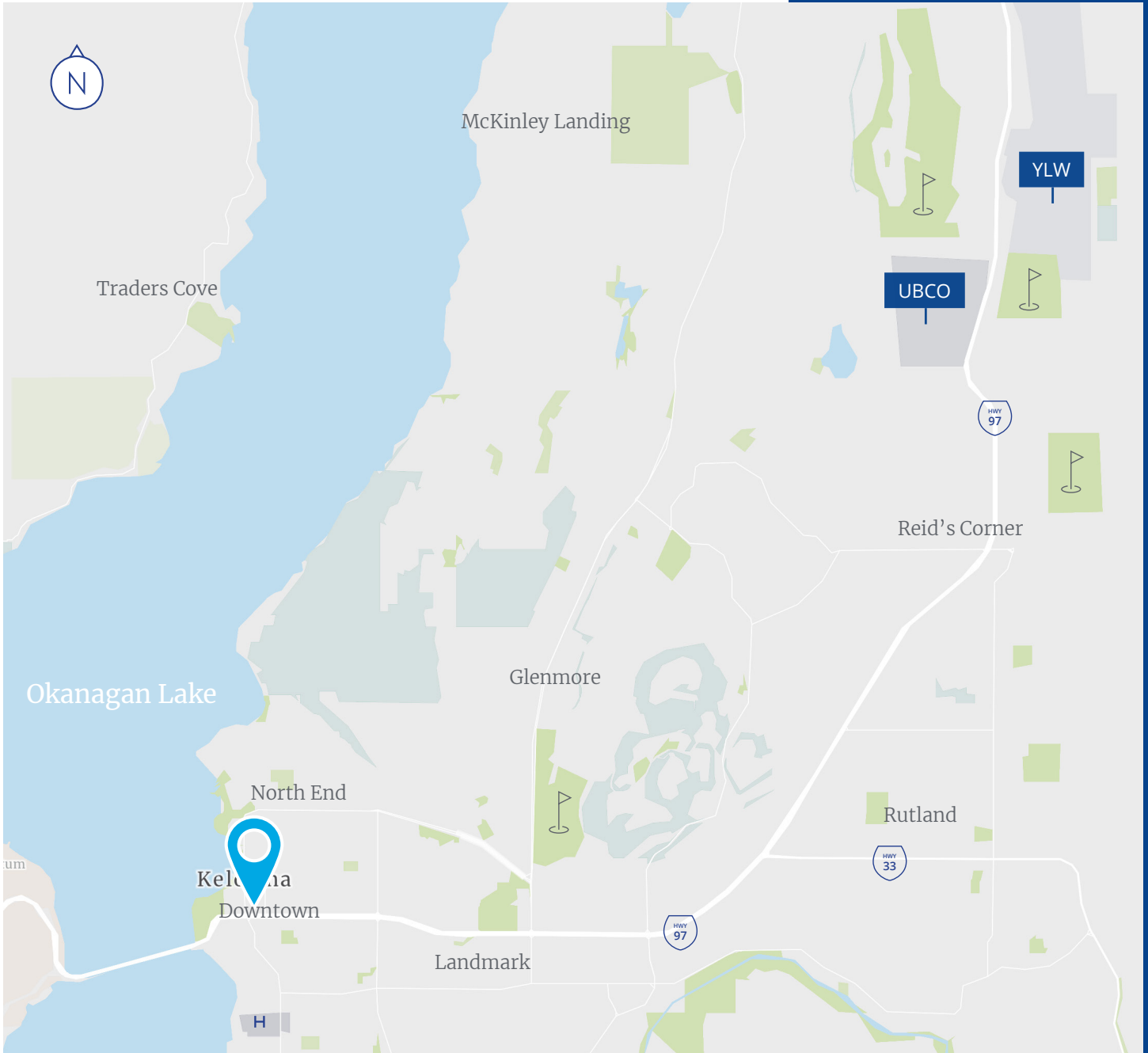
^{.8} Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.

^{.9} Retail cannabis sales must have 'rsc' Retail Cannabis Sales sub-zoning on the property.

^{.11} 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). ^{.12} 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.

^{.14} Drive Throughs must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.

Easy access



Highway 97 500 M

West Kelowna 8 KM

Airport YLW 15 KM

Vancouver 390 KM

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