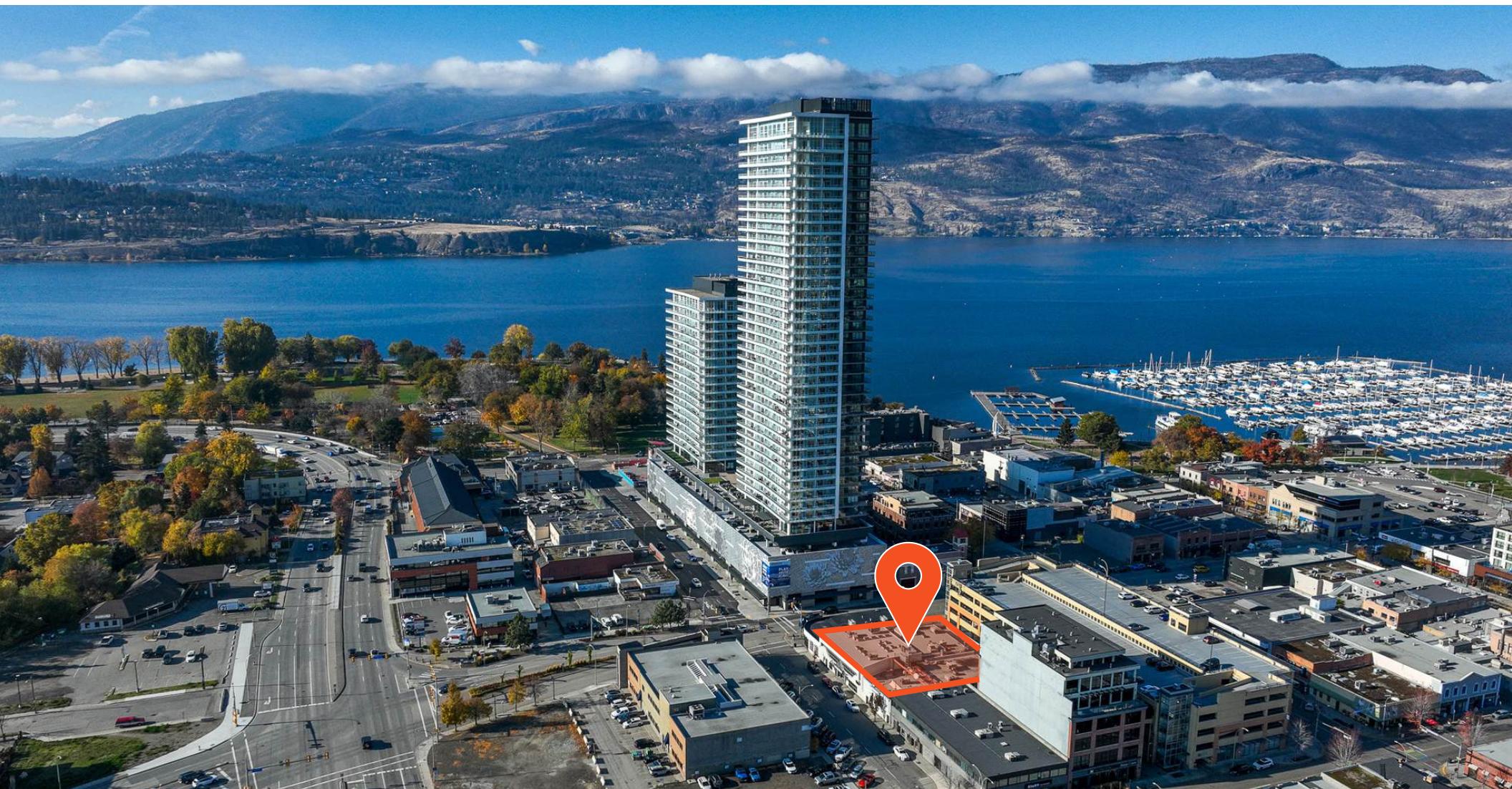


342 Leon Avenue

For Sale

Potential User or Investment Opportunity in the Heart of Kelowna



Lennard:

faithwilson

CHRISTIE'S
INTERNATIONAL REAL ESTATE

342 Leon Avenue

Kelowna, BC

Property Details

Total Area

21,545 SF

Lot Size

0.344 AC

PID

010-436-367

Asking Price

\$7,000,000

Annual Taxes (2025)

\$70,242.17

Legal Description

**Parcel A (X247485) District
Lot 139 Osoyoos Division Yale
District Plan 8418**

Zoning

UC1-Downtown Urban

Official Community Plan (OCP)

Urban Centres (multiple options)

Structure

Office Building (primary use)

Property Highlights

- Former tenant Corus / Global Entertainment
- 2 storey building, last used as a single-tenant space
- Located in prime downtown Kelowna location
- UC1 zoned which supports high density development
- 12 storey development potential under current zoning & OCP with possibility for higher to 20+
- Excellent road exposure in a high-visibility location with strong accessibility
- Excellent redevelopment site for residential, office, retail or hospitality or an easy hold and use in current state
- Transit supportive corridor, excellent walk score
- Vacant building - offers encouraged

For more information,
please contact:

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Senior Vice President

416.915.5689

kbeaudry@lennard.com

Taylor McFadyen, PREC**

Real Estate Advisor

250.863.4881

taylor@faithwilson.com

Terese Cairns, PREC**

Real Estate Advisor

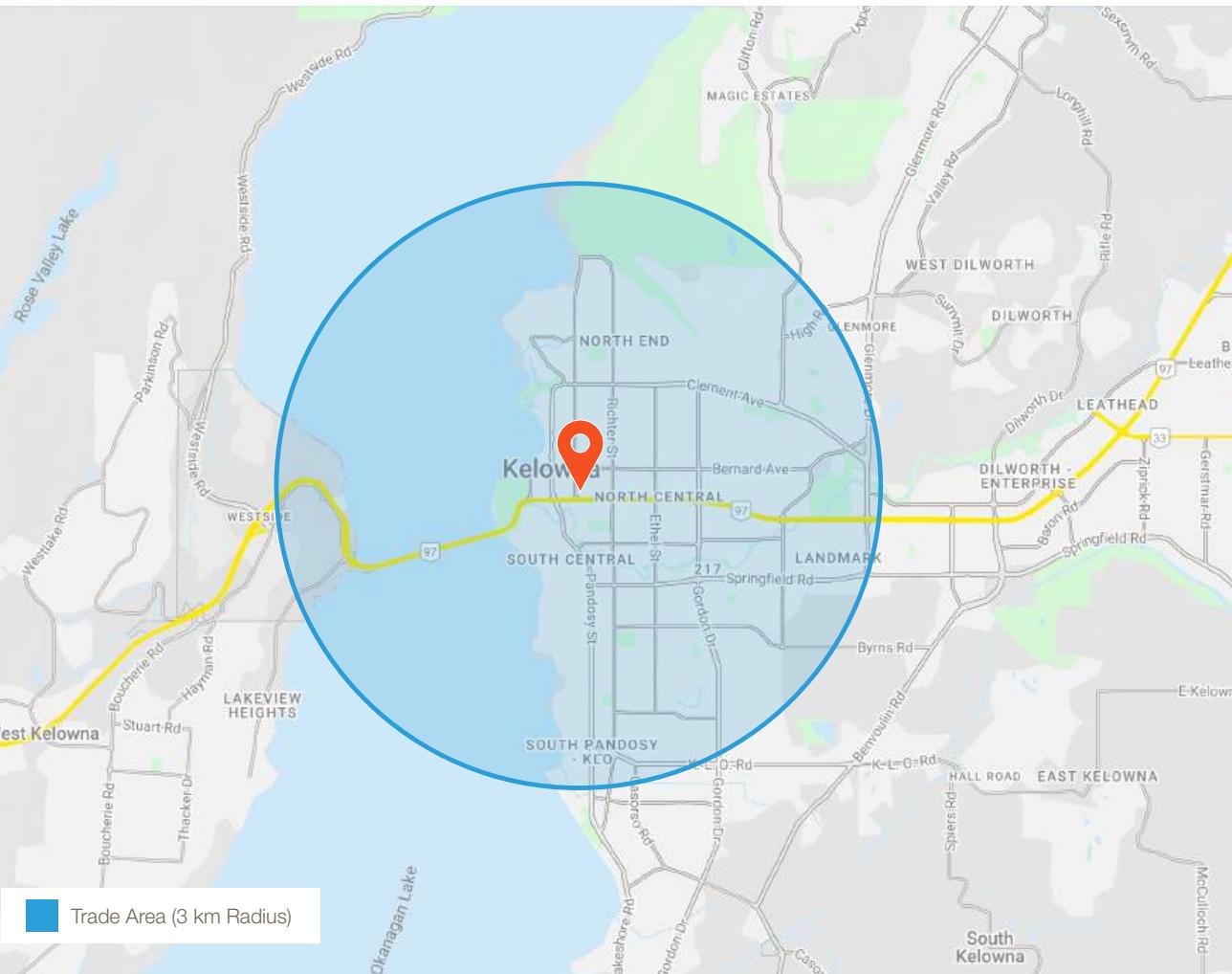
604.307.7914

terese@investcrebc.com

342 Leon Avenue

Kelowna, BC

Demographics



Total Population
38,799



Daytime Population
51,589



Total Households
19,341



Median Age
43



Median Household Income
\$71,396



Employment Rate
60%

Within Trade Area (3 km Radius)

342 Leon Avenue

Kelowna, BC

Connectivity & Accessibility

Commute to **Downtown Kelowna**

Car 1 min Bus 2 min Bike 1 min Walk 3 min

Walk Score
96

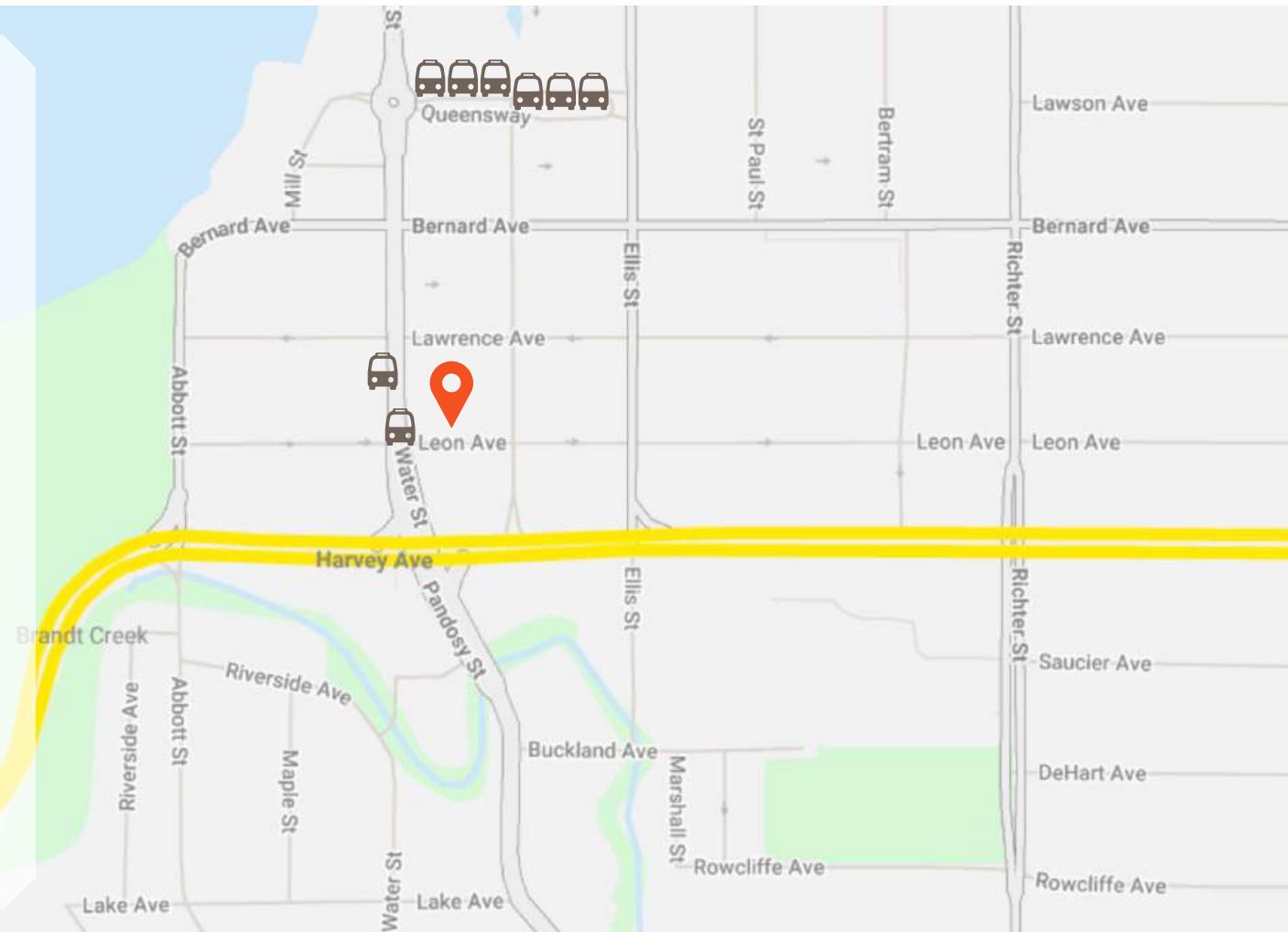
Daily errands do not require a car

Bike Score
98

Daily errands can be accomplished on a bike

Transit Score
59

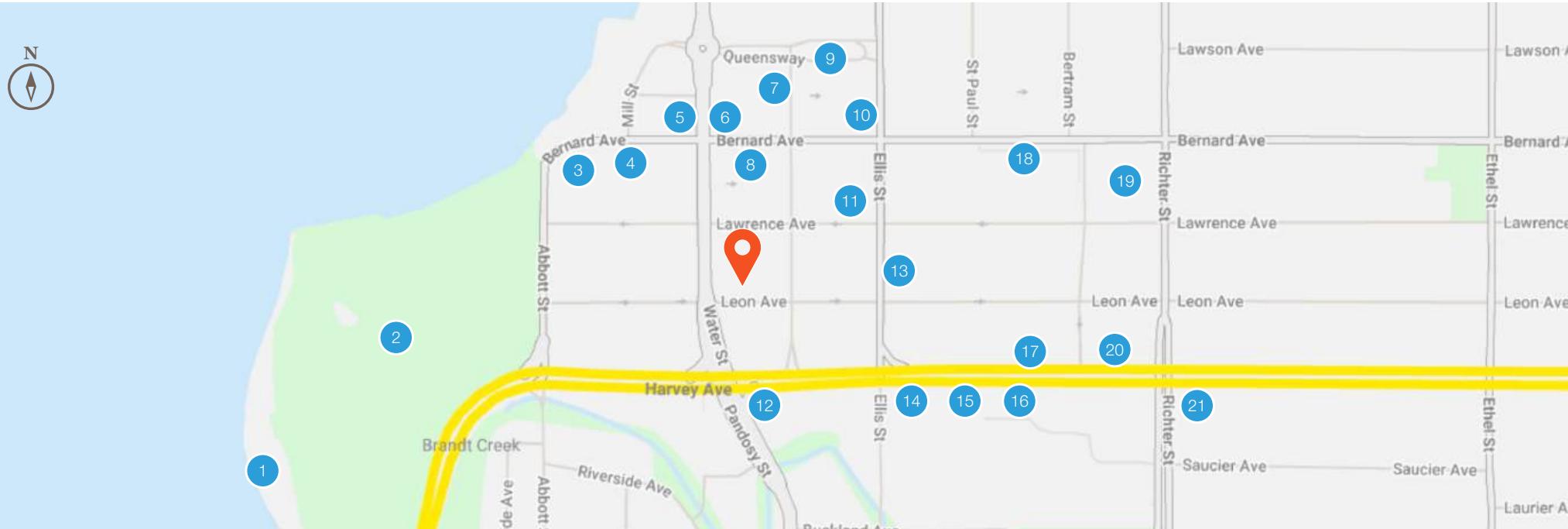
Many nearby public transportation options



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Kelowna, BC

Amenities Map



Amenities

- 1 Hot Sands Beach
- 2 Kelowna City Park
- 3 Earls Kitchen + Bar, Jugo Juice
- 4 CRAFT Beer Market, Tim Hortons
- 5 BMO Bank of Montreal
- 6 CIBC Branch with ATM
- 7 Subway, International IELTS Centre

- 8 Antico Pizza Napoletana, Fjallraven
- 9 Queensway Transit Exchange, Service Canada
- 10 Service BC Centre, Scotiabank
- 11 OEB Breakfast Co
- 12 Chevron Gas Station, Triple O's
- 13 TD Canada Trust Branch with ATM
- 14 Pharmasave Highway 97 & Ellis

- 15 Subway
- 16 Boston Pizza
- 17 Starbucks
- 18 The District on Bernard Shopping Mall
- 19 Safeway Downtown Kelowna
- 20 BMO Bank of Montreal, Shell, Select
- 21 RBC Royal Bank, Petro-Canada

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Kelowna, BC

Developments

Developments Coming Soon!

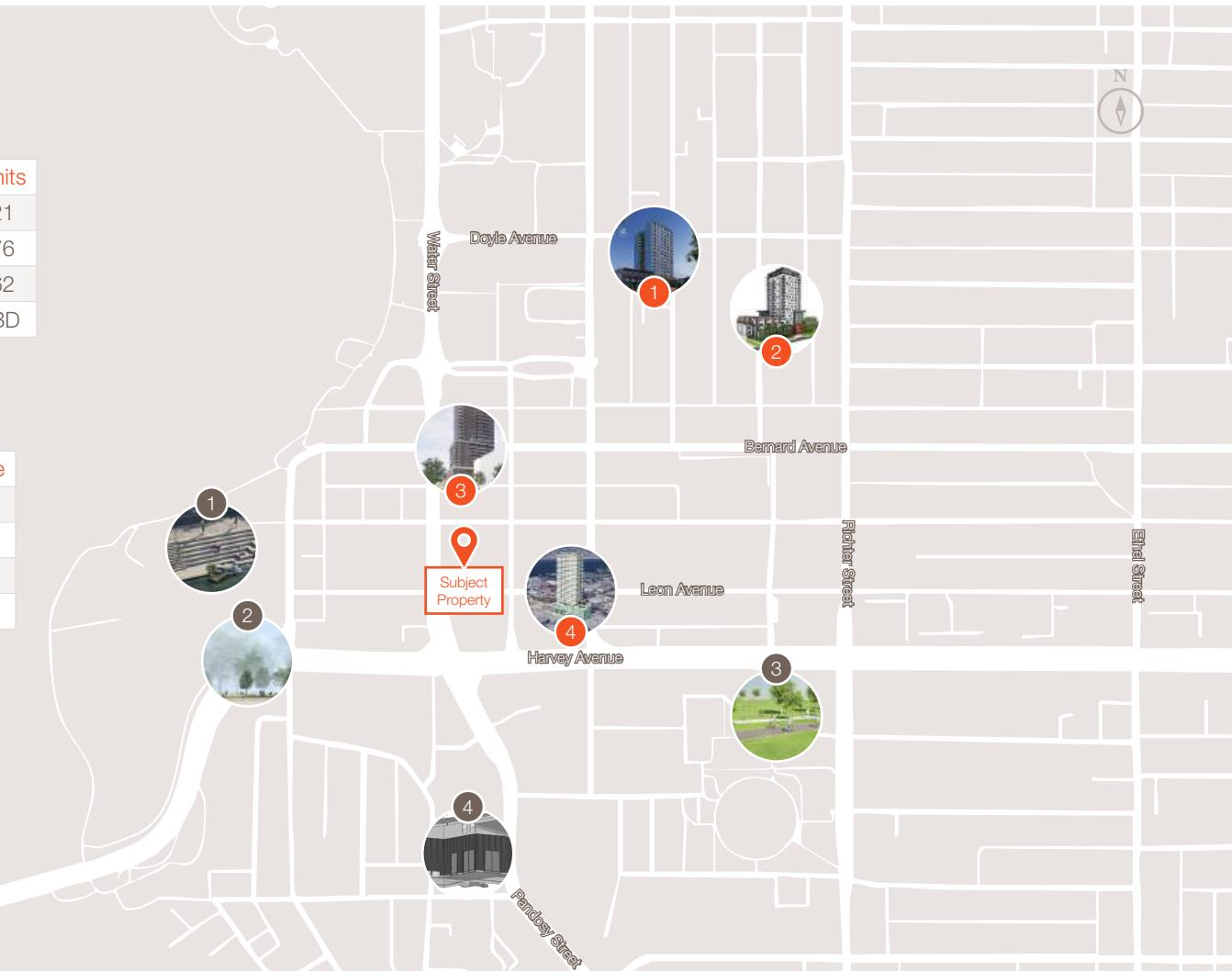
	Address	Developer	Units
1	1428 St Paul Street	Housing Okanagan Foundation	221
2	1451 Bertram Street	S2 Architecture	176
3	346 Lawrence Avenue	Mission Group Enterprises	262
4	430 Harvey Avenue	Wilson Chang Architect	TBD

City Developments

	Address	Estimated End Date
1	City Park - Phase 3 (Area 1)	Summer, 2026
2	City Park: Dog Run	Fall 2025
3	Bertram Active Transportation Corridor	November 2026
4	Water Street Lift Station Upgrade	Spring 2026

● Developments Coming Soon!

● City Developments



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Kelowna, BC

*Kelowna's
Urban Centres*



The 2040 Official Community Plan: Urban Centres in Kelowna

Urban Centres are the City's largest activity hubs. They are characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, a mix of high density residential development, and a high quality public realm. They offer the most walkable environments, have the best transit service and the greatest access to active transportation and shared mobility options.

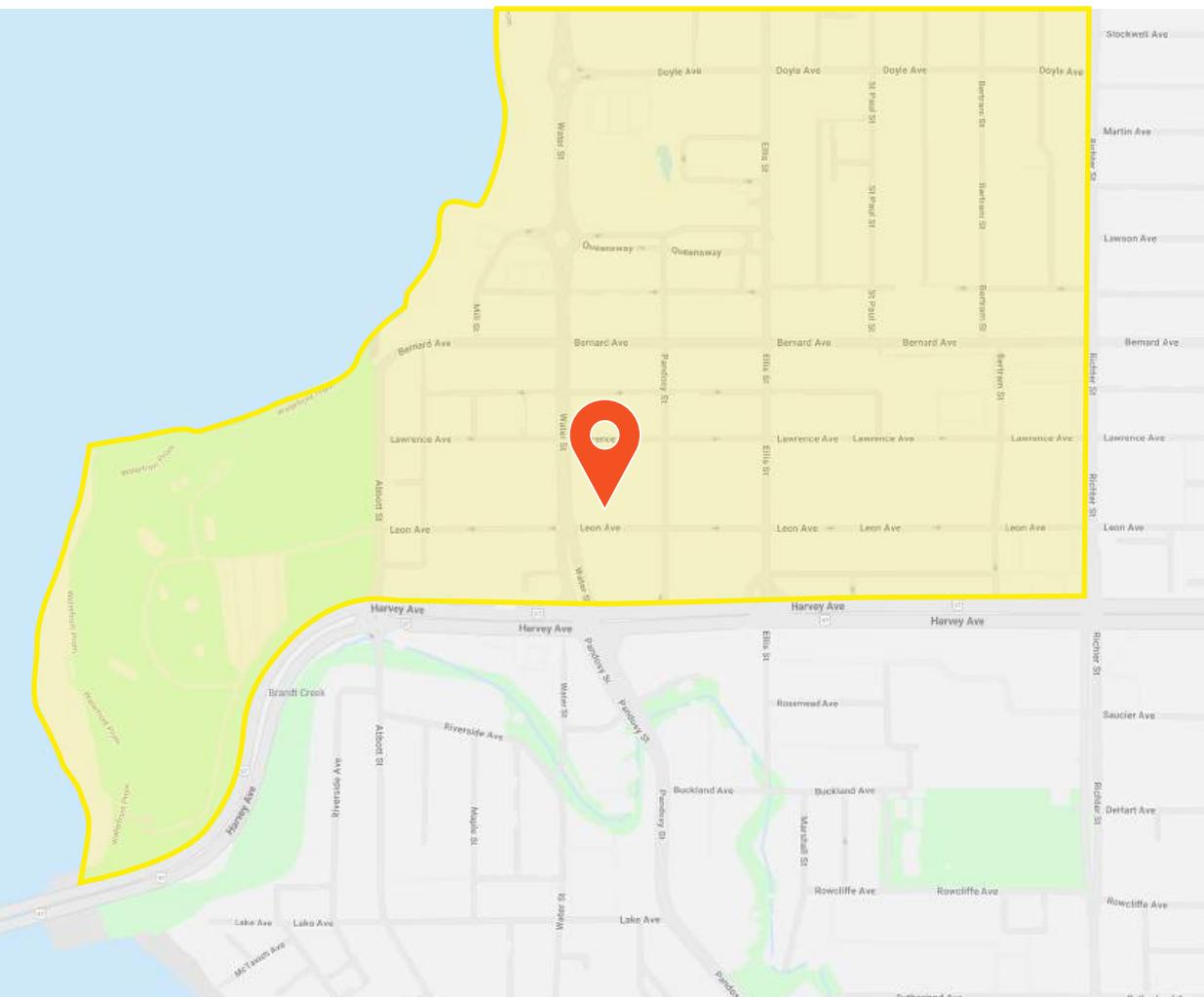
Kelowna's five Urban Centres – Downtown, Pandosy, Capri Landmark, Midtown and Rutland – will act as the hubs for activity in the city, providing the highest concentration of employment, shopping, entertainment and housing.

Source: 2040 Official Community Plan, City of Kelowna

342 Leon Avenue

Kelowna, BC

Official Community Plan



Official Community Plan: Urban Centres

Urban Centres support the City's greatest intensity and range of land uses; from offices, retail to restaurants, schools and parks – to support a complete community.

A variety of medium to high-density housing types and tenures should also be available for residents, all supported by easy, reliable access to multiple sustainable transportation options. Even with those key elements in place, Urban Centres must also create compelling, attractive and walkable environments for people and by satisfying the community's need to engage with and to celebrate culture.

Source: 2040 Official Community Plan, City of Kelowna

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Kelowna, BC

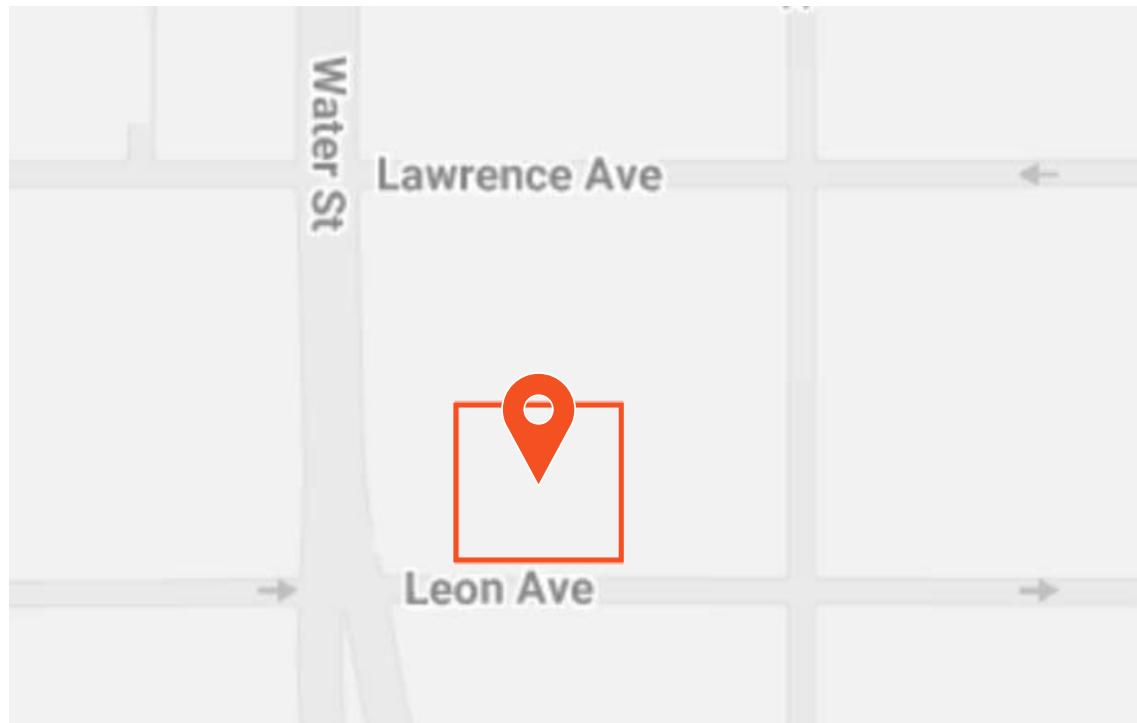
Zoning & Permittable Uses

Zoning Code: UC1

Description: Downtown Urban Centre

Principal Uses

- Alcohol Production Facility
- Animal Clinics, Major
- Animal Clinics, Minor
- Apartment Housing
- Childcare Centre, Major
- Cultural & Recreation Services
- Drive Thru
- Education Services
- Emergency and Protective Services
- Exhibition and Convention Facilities
- Food Primary Establishment
- Gaming Facilities
- Gas Bar
- Health Services
- Hotels / Motels
- Liquor Primary Establishment
- Non-Accessory Parking
- Offices
- Participant Recreation Services, Indoor
- Personal Service Establishment
- Professional Services
- Recycling Drop-Offs
- Religious Assemblies
- Retail
- Retail Cannabis Sales
- Single Detached Housing
- Spectator Sports Establishments
- Stacked Townhouses
- Temporary Shelter Services
- Townhouses



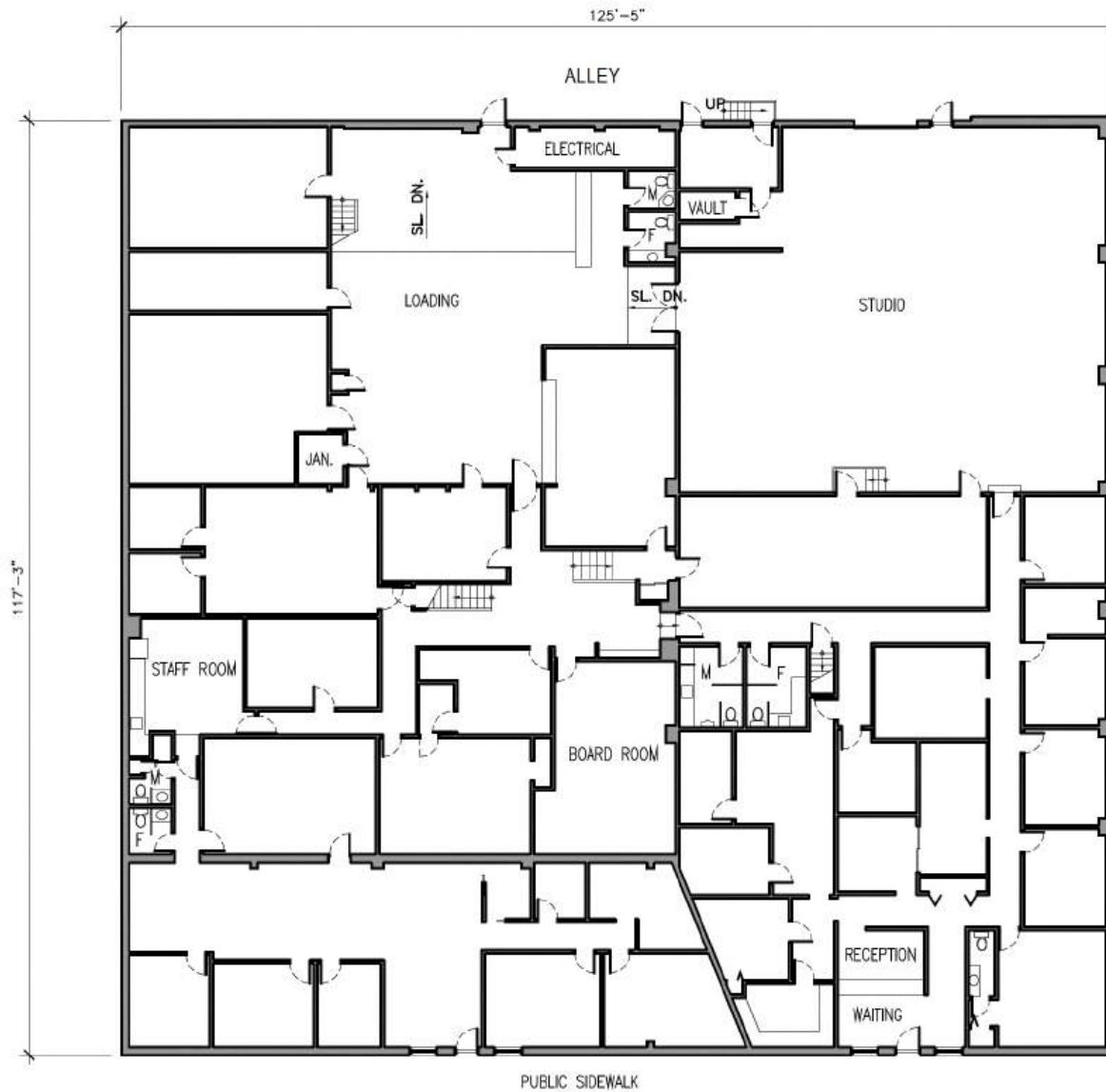
Secondary Uses

- Accessory Buildings/Structures
- Agriculture, Urban
- Childcare Centre, Minor
- Boat Storage
- Home-Based Business, Major
- Home-Based Business, Minor
- Parks
- Secondary Suite

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Main Floor Plan



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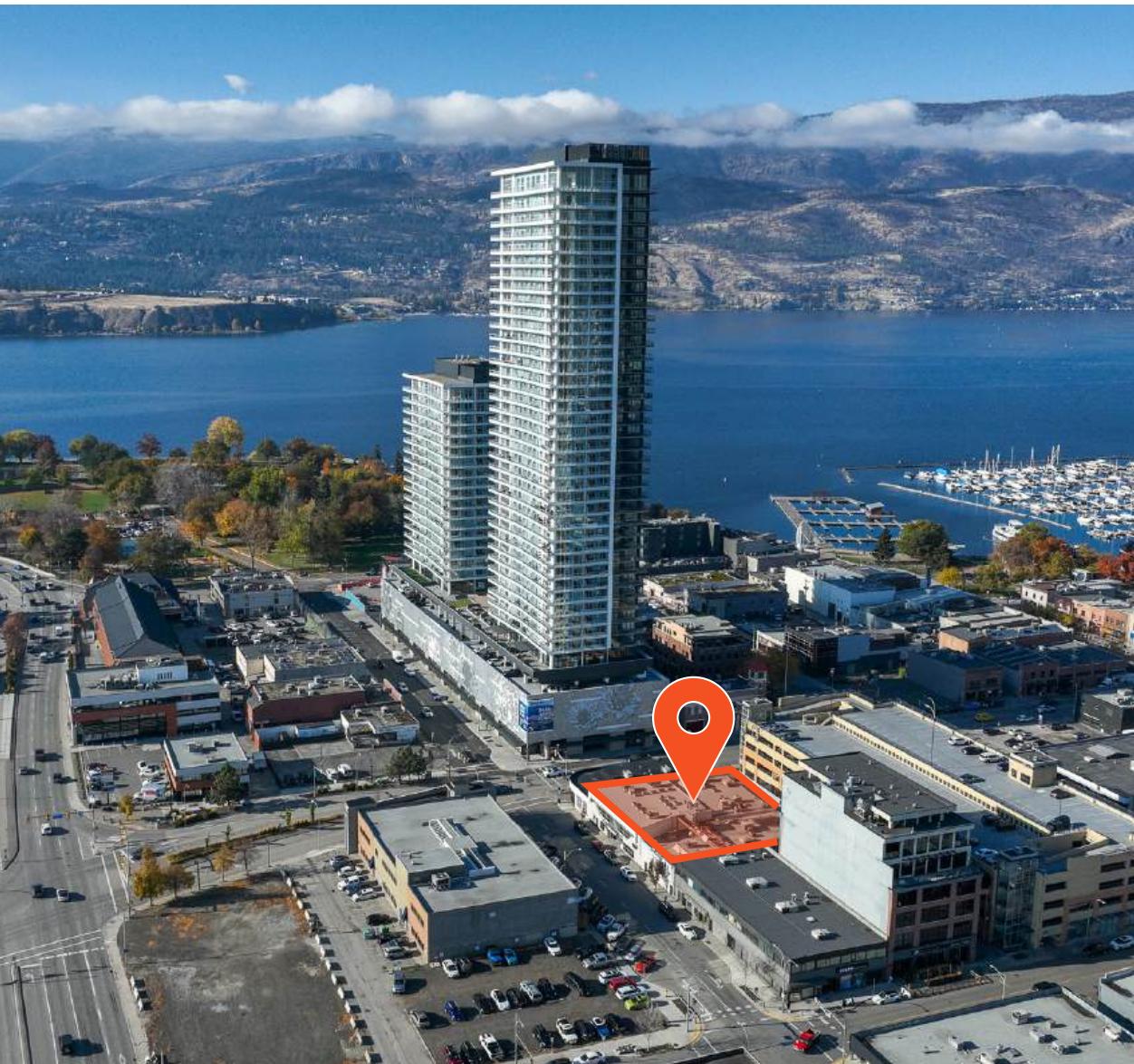
Second Floor Plan



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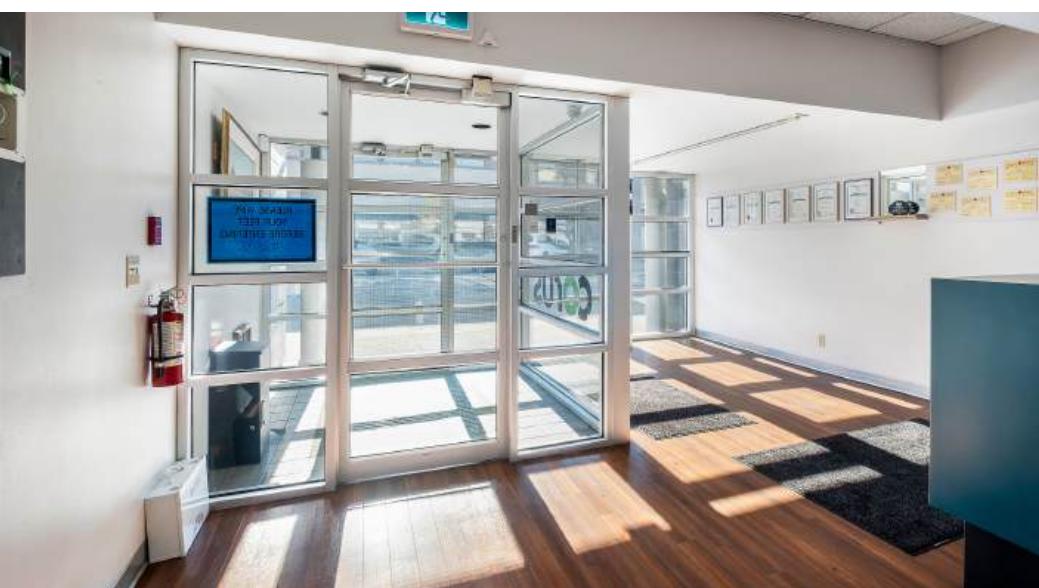
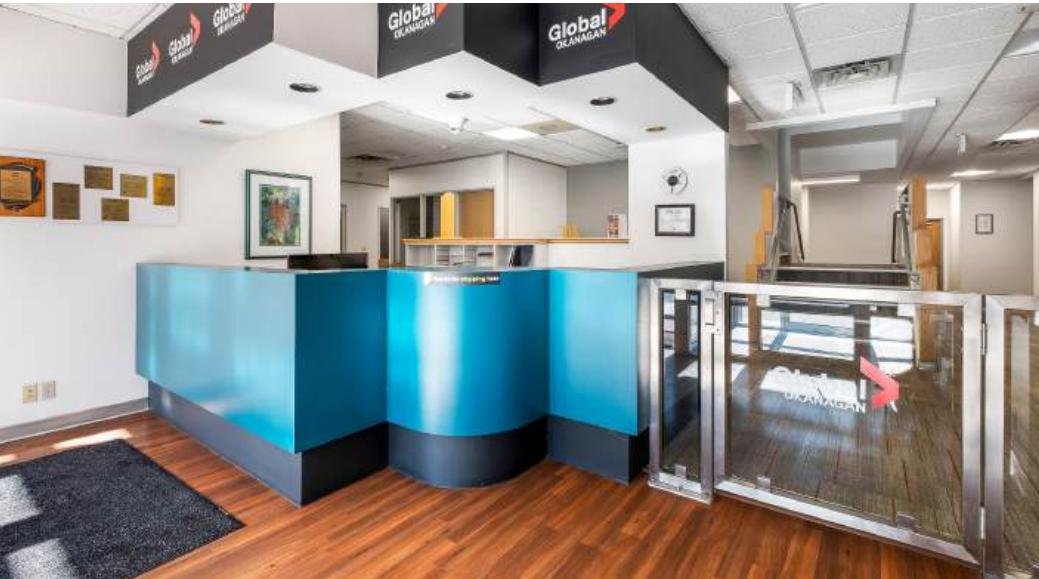
Photo Gallery



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Kelowna, BC

Photo Gallery



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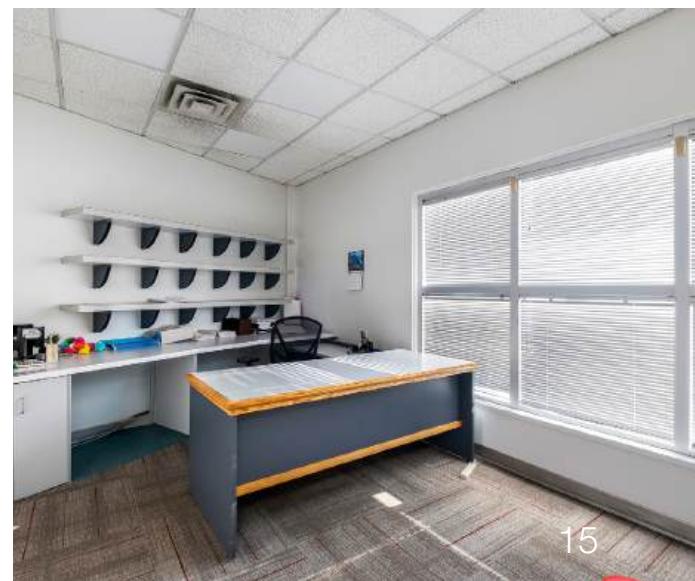
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Photo Gallery



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