



FOR SALE
404/405-1630 PANDOSY STREET
KELOWNA, BC
PROFESSIONAL DOWNTOWN OFFICE OPPORTUNITY



PROPERTY FEATURES



LOCATION

Prime downtown Kelowna location



AMENITIES

Five private offices, boardroom, reception, kitchenette & storage room



LAYOUT

Flexible office layout with two separate entrances



PARKING

Four reserved parking stalls

THE NUMBERS



SIZE

±2,026 SF



LIST PRICE

\$1,250,000.00



STRATA FEE

\$1,198.75/month including GST



PARKING FEE

\$700.60/month including GST

Located in the heart of Downtown Kelowna, Units 404 & 405 offer a combined ±2,026 SF of professional office space designed to accommodate a wide variety of business uses.

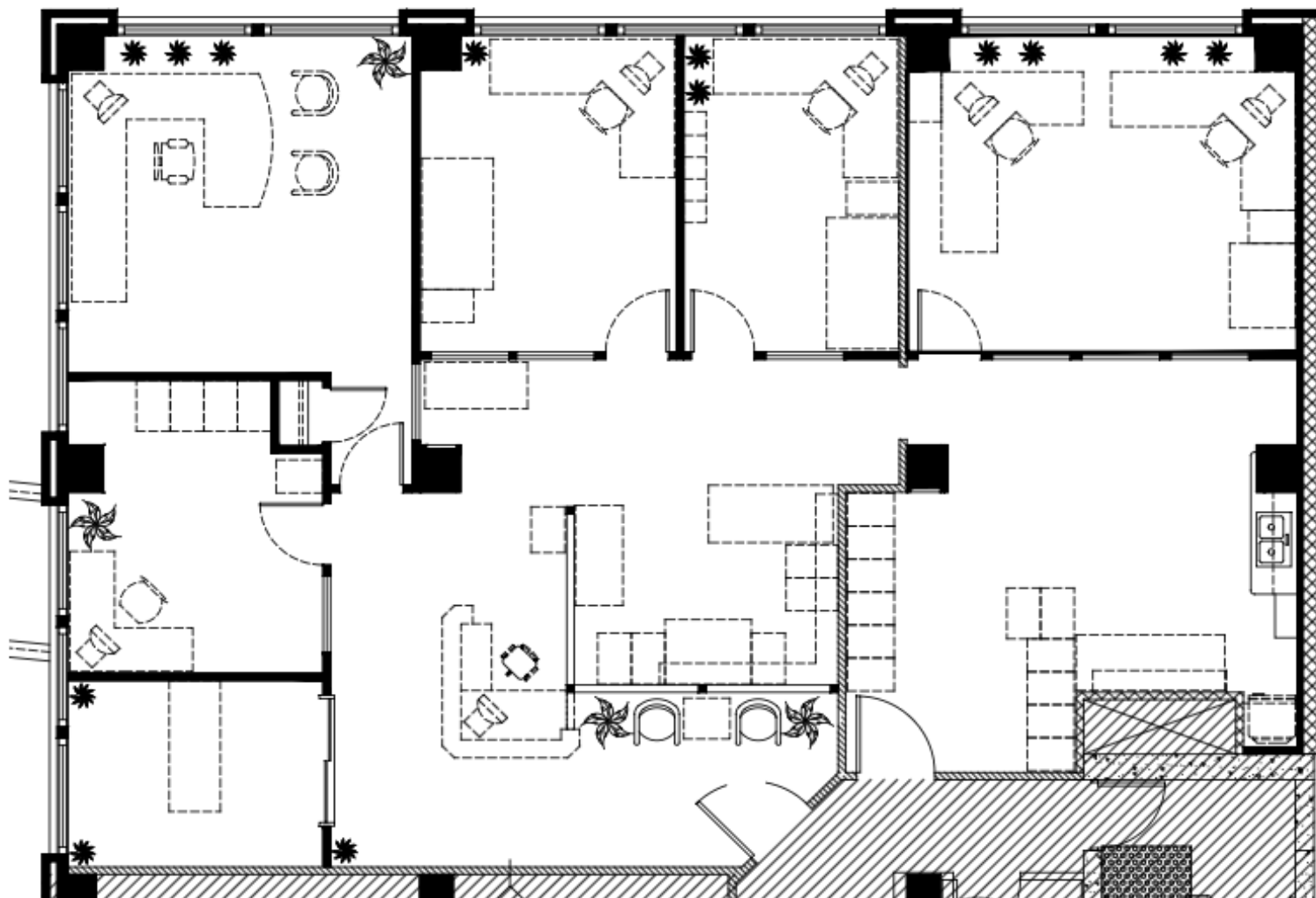
The current configuration features a spacious reception area, five private offices, a kitchenette, copy/storage room, and an additional oversized office, ideal for use as a boardroom or executive office, with large windows providing abundant natural light.

The corner unit benefits from two separate entrances, offering excellent flexibility for future demising, multi-tenant occupancy, or owner-user configurations.

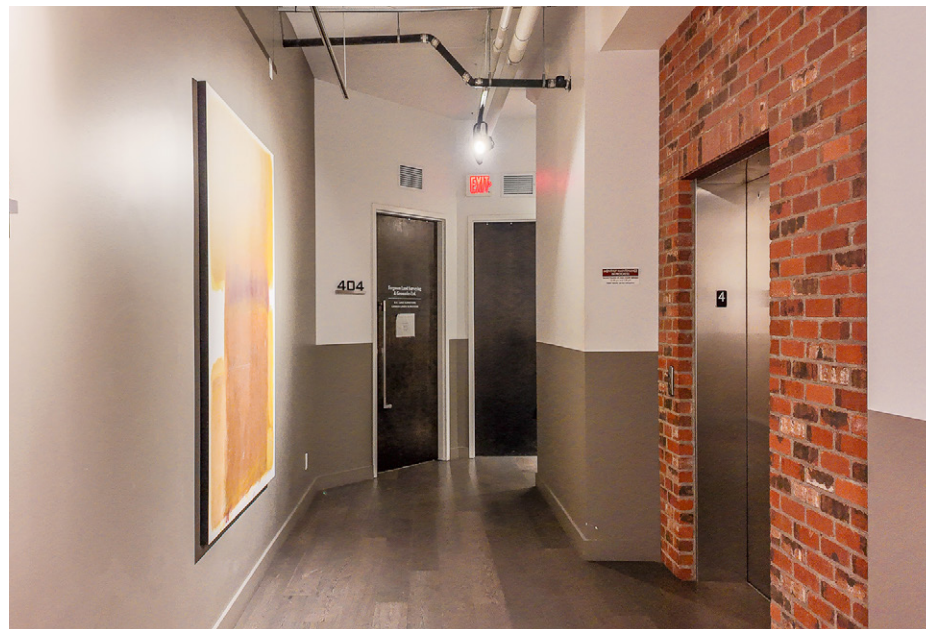
Four reserved parking stalls in Chapman's Parkade and an additional storage locker provide added convenience, making this an exceptional opportunity for professional, medical, or service-based users seeking a prominent downtown location.

FLOOR PLAN

1630 PANDOSY STREET, KELOWNA, BC











Let's chat.

NOEL ACRES

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