



DOWNTOWN STRATA OFFICE FOR SALE

#303 - 1447 ELLIS STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038


www.rlkcommercial.com

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PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
#303 - 1447 Ellis Street,
Kelowna BC V1Y 2A3

 **ZONED**
UC1 - Downtown Urban Centre

 **SQUARE FEET**
838 SF

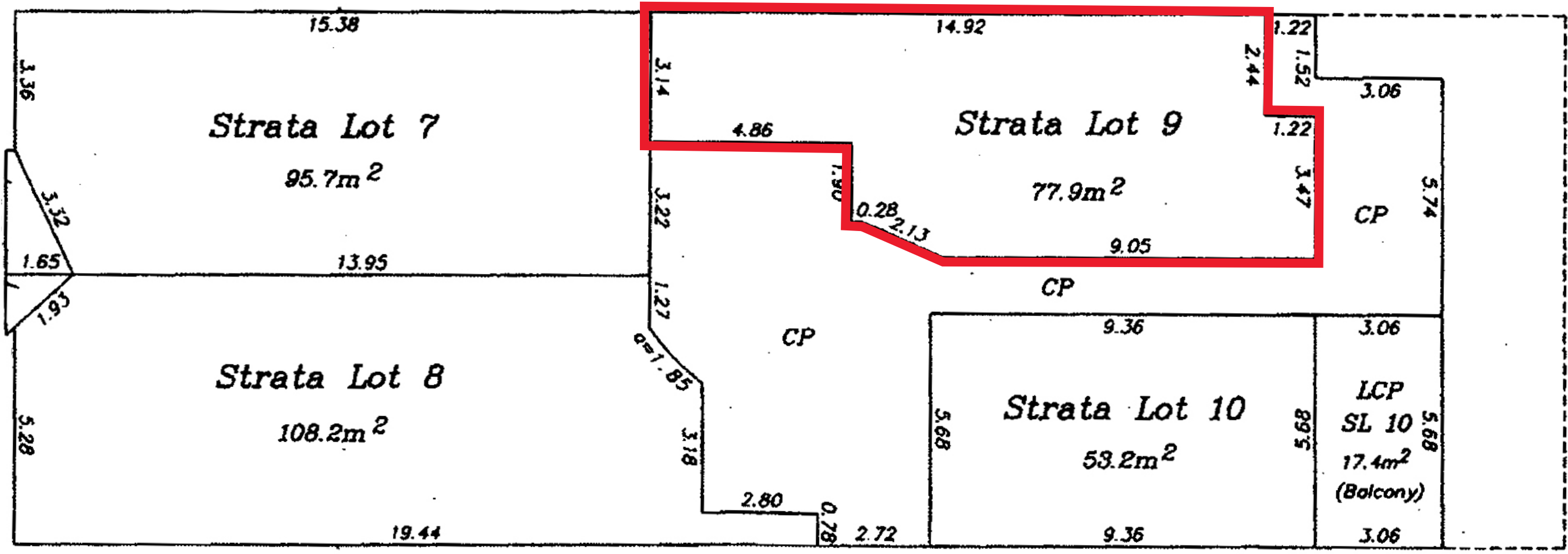
 **STRATA FEES**
\$408.12

 **PRICE**
\$425,000

OVERVIEW

Opportunity to purchase 3rd floor office unit located in downtown strata office building, Lakeview on Ellis. Spanning 838 square feet, unit 303 features an open concept layout, modern finishes, and a kitchenette. Located downtown Kelowna on Ellis Street in the heart of Kelowna's Cultural District and within walking distance to a multitude of cafe's, restaurants, shopping, beaches and Okanagan Lake. Elevator access, \$152.38 for two parking passes (parking is not allocated to the strata lot but passes can be transferred from current owner to a buyer).

FLOOR PLAN THIRD FLOOR





LOCATION OVERVIEW

Lakeview on Ellis is located on Ellis Street in the heart of downtown Kelowna's cultural district. The building is surrounded with shops, eateries and amenities alike. Within walking distance to City Park, Okanagan Lake and downtown Kelowna's main transit hub, the Queensway Exchange.





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