

FOR SALE
PREMIER OFFICE OPPORTUNITY
DOWNTOWN KELOWNA | ONE WATER STREET

301 -1181 SUNSET DRIVE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA


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OVERVIEW


Opportunity to purchase premier office space on the 3rd floor of ONE Water Street. Located in the West Tower, the space features +/- 4403 square feet of space with abundant natural light, and a +/- 1100 square foot north west facing patio. Currently in a shell state, the space is readily available for custom improvements. Built in 2022, ONE Water Street consists of 36 & 29 storey highrises and 30,000 sq.ft of retail space. Located in a highly walkable area of Kelowna's North End, just steps to all downtown Kelowna has to offer, including restaurants, cafe's, shopping, beaches, Okanagan Lake, professional services and other amenities.

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
Unit 301 -1181 Sunset Drive
Kelowna BC, V1Y 0J4


 **ZONED**
UC1 | Downtown Urban Centre

 **PID:**
031-738-176

 **LEGAL DESCRIPTION:**
Strata Lot 229, Plan EPS7397, District Lot 139, Osoyoos div of Yale Land District, together with an Interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V

 **PARKING**
4 on-site

 **SQUARE FEET**
± 4403 SF

 **PRICE**
\$2,421,650





LOCATION OVERVIEW

Located in the North end of downtown Kelowna on Ellis Street. ONE Water Street is nestled between Kelowna’s lively, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive, just steps from Waterfront Park, beaches, craft breweries, boutiques, and more.





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