

DOWNTOWN HERITAGE OFFICE & RESIDENTIAL  
PROPERTY FOR SALE:

## 862 & 864 Bernard Avenue, Kelowna, BC

*On Bernard between Ethel and Richter, just North of Hwy 97N.*



### H.C. Cooper House

Your opportunity to own a piece of Kelowna's history! The property features the HC Cooper House (front) with 3 bedrooms, and 2 bathrooms, and a charming carriage house (rear) complete with two separate garages - all located in the heart of Kelowna's bustling downtown. Over 2200 ft.<sup>2</sup> of immediately available leasable area is for your residential or business\* needs with an approximate 719 ft.<sup>2</sup> mortgage helper carriage house/garage rental already in place!

This beautifully preserved heritage home is located across from the sought-after Knowles Heritage Park on Bernard Avenue. With MF1 zoning, it's a valuable investment in a prime tourist and business district. A unique opportunity to unlock significant income potential.



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# Executive Summary

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- \*Heritage Revitalization Agreement allows for “office commercial use” in front house (see pg.4 link and visit City of Kelowna for additional information).
- Front house is now vacant – it was previously leased to a well-established law office.
- Leasable building area of 3,038sf± (1,235sf± on front house main floor, 625sf± on front house second floor, 659sf± on carriage house/garages main floor, & 519sf± on carriage house second floor).
- 6,850sf lot size with exterior parking for four vehicles, easily accessible from Hwy 97N.
- **Front house interior description:** As you walk through the front door your welcomed into a large reception area which branches out to an open layout workspace/office area, meeting room, private washroom, kitchen area and storage area on the main floor with three additional bedrooms (or offices) and a bathroom on the second floor. This rare property perfectly blends residential comfort with professional functionality, all In the perfect location!
- Offered at \$1,290,000 | \$188/sf± (land area) | \$425/sf± (Leasable Area)

CIVIC ADDRESS	862 & 864 Bernard Avenue, Kelowna, BC V1Y 6P5
VENDOR	0828609 BC Ltd.
LEGAL DESCRIPTION & PID	Lot 22, Block 12, Plan KAP202, Section 30, Township 26, ODYD PID 002-066-718
LOT SIZE	0.16± acre   6,850sf±
APPROX: FRONTAGE & DEPTH	Bernard Avenue frontage: 50ft±   depth: 137ft±
CURRENT ZONING	MF1, zoning indicates potential for up to 6 ground oriented residential dwelling units.

## Additional Property Description

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The original residence is a 2-story house constructed with good quality material and workmanship. Characteristics include:

Heritage designation - also known as the H.C. Cooper House, constructed in 1905 by HC Copper. Its heritage value arises from its association with a series of occupants who were prominent in the in the civic plus commercial affairs and a representation of early community development and building design. The properties original use, a single family residence, was renovated to office use for the current owner, with ability for conversion back to original single family use. The main level contains a reception area (living room); office (dining room); office (den); copy room/staff room (kitchen); 2pc bathroom; and storage/mechanical room. The upper level contains a 3pc bathroom and 3 offices (bedrooms).

The carriage house lower level contains two one-car garages and suite laundry room. The upper level contains a 1-bedroom suite with living area, dining area, kitchen, and 4pc bathroom.



# Additional Information

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The following documents are available by clicking on their corresponding links:

2024 BC assessment [Click Here](#)

Heritage Revitalization Agreement [Click Here](#)

Bylaw 10495 [Click Here](#)

Property disclosure statement [Click Here](#)

Title Search [Click Here](#)

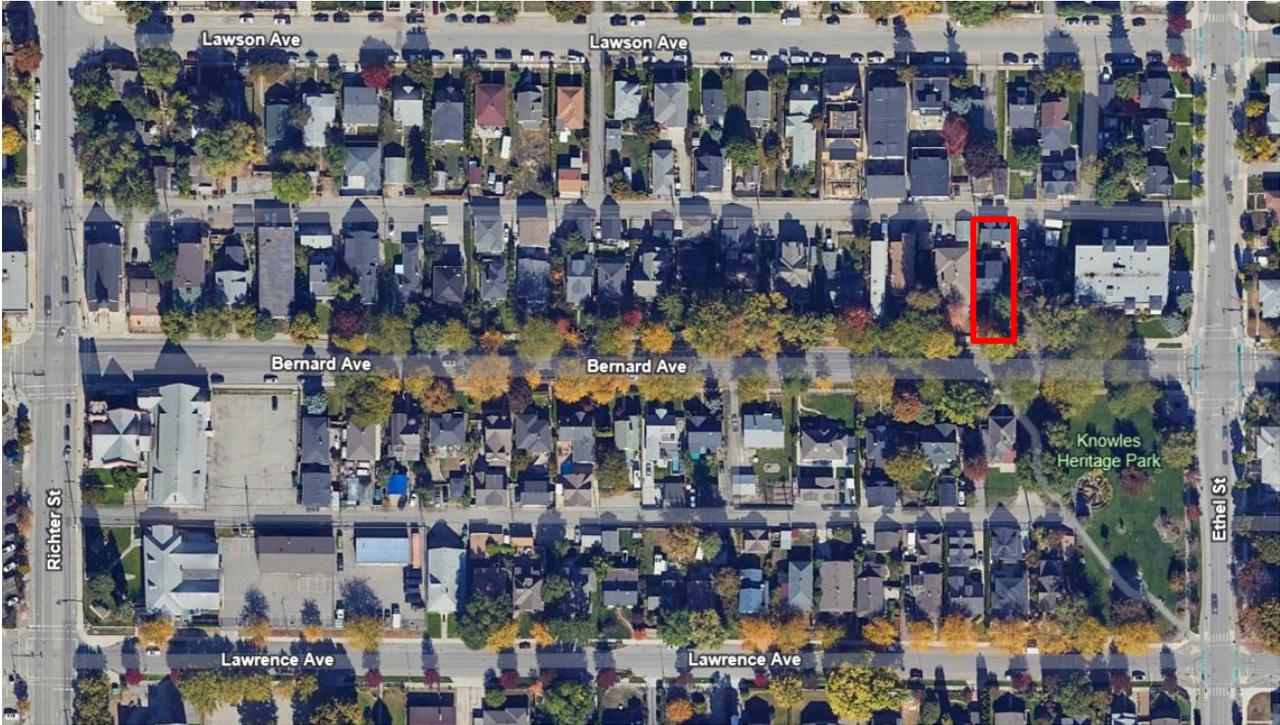
## Downtown Redevelopment Potential:

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Exerpt from the Zoning Bylaw #12375 Section 13.6, as of 08/08/2025

Section 13.6 – Density and Height Development Regulations				
m = metres / m <sup>2</sup> = square metres / FAR = floor area ratio / GFA = gross floor area				
	Zones			
	MF1	MF2	MF3	MF4
<b>Min. Density for Lots fronting onto a Transit Supportive Corridor</b>	For lots with a lane = 4.75 units per 1,000 m <sup>2</sup> and a Min. 1,050 m <sup>2</sup> lot area <sup>-5</sup> .8			
	For lots without a lane = 3.1 units per 1,000 m <sup>2</sup> and a Min. 1,600 m <sup>2</sup> lot area <sup>-5</sup> .8			
<b>Max. Base Density</b>	Max. 6 dwelling units per lot	1.0 FAR  See Underground Parking Base	For 4 storeys and below Max FAR = 1.3 <sup>-2</sup> For 5 storeys and above Max FAR = 1.8 <sup>-2</sup>	2.5 FAR

# Aerial Perspectives



SAT VIEW FROM SOUTH PERSPECTIVE



AERIAL VIEW FROM EAST PERSPECTIVE

# Exterior Photos

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## Exterior Photos: Continued

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## Exterior Photos: Continued

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# Interior Photos: Main Building Entranceway

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# Interior Photos: Main Building Offices and Workspaces

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# Interior Photos: Main Building Offices and Workspaces

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# Interior Photos: Main Building Offices and Workspaces

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# Interior Photos: Main Building

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# Interior Photos: Main Building

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# Interior Photos: Rear Carriage Home

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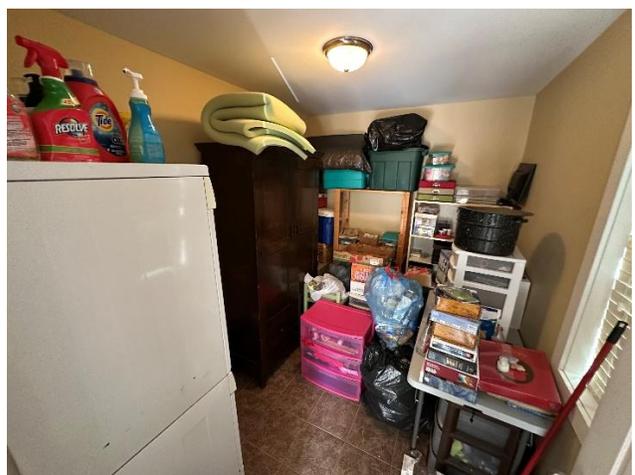
# Interior Photos: Rear Carriage Home

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# Interior Photos: Rear 2x Two-Car Garages & Storage Area

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# Property Report



City of Kelowna

1435 Water St  
Kelowna, BC  
V1Y 1J4

## Property Report

Produced by the City of Kelowna

Report Produced on: Aug 7, 2025



Property highlighted in blue

### Property Information

**Property Address:** 862-864 Bernard Ave

**Property Type:** AA - Additional Address

**KID:** 747268

**Plan #:**

**Lot#:**

**Block:**

**Extra Legal Information:**

**BC Assessment Information**

### Land Use Related Information

<b>Zoning Code:</b>	MF1	<b>Inside ALR:</b>	No
<b>OCP2040 FutureLandUse:</b>	C-NHD	<b>Water Provider:</b>	CITY
<b>Land Use Contract:</b>	No		