

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.² of immediately available leasable area is for your residential or business* needs with an approximate 719 ft.² 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

- *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 \$1,135,000 | \$165/sf± (land area) | \$374/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

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

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

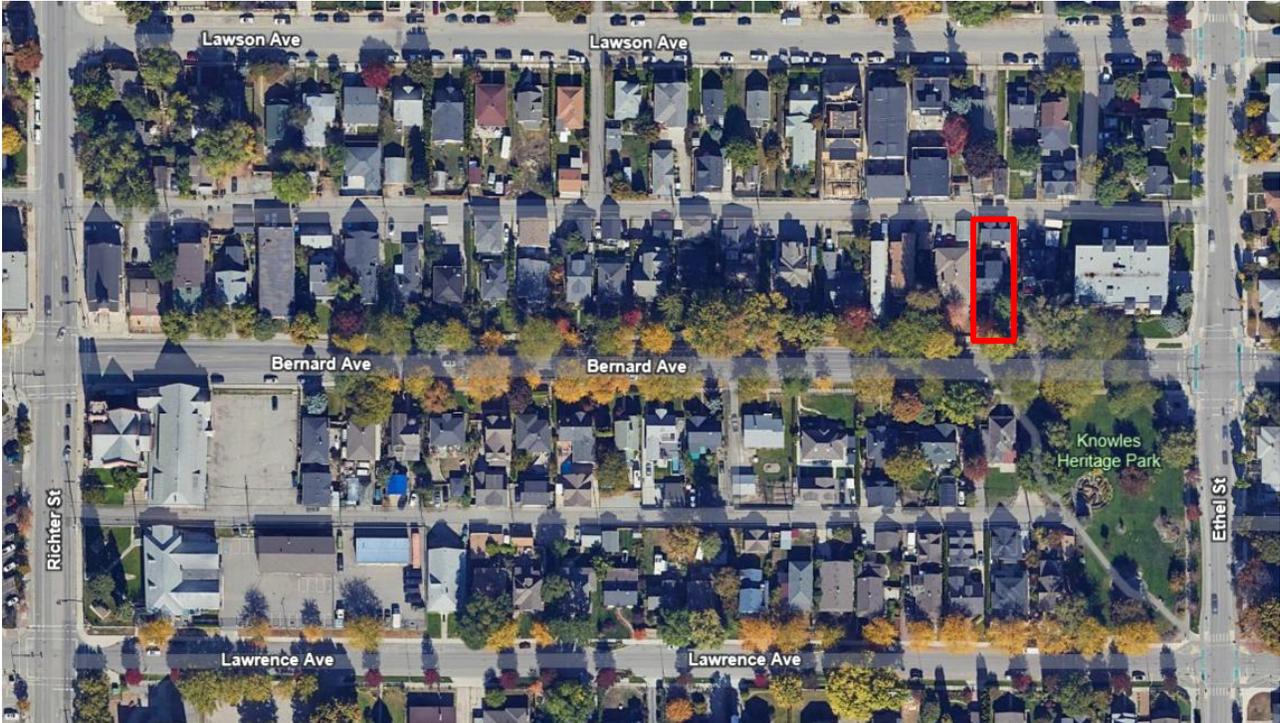
- 2025 BC assessment [Click Here](#)
- Heritage Revitalization Agreement [Click Here](#)
- Affordable Rental Housing Agreement [Click Here](#)
- Schedule A Affordable Rental Units [Click Here](#)
- Property disclosure statement [Click Here](#)
- Title Search [Click Here](#)

Downtown Redevelopment Potential:

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

Aerial Perspectives



SAT VIEW FROM SOUTH PERSPECTIVE



AERIAL VIEW FROM EAST PERSPECTIVE

Exterior Photos



Exterior Photos: Continued



Exterior Photos: Continued



Interior Photos: Main Building Entranceway



Interior Photos: Main Building Offices and Workspaces



Interior Photos: Main Building Offices and Workspaces



Interior Photos: Main Building Offices and Workspaces



Interior Photos: Main Building



Interior Photos: Main Building



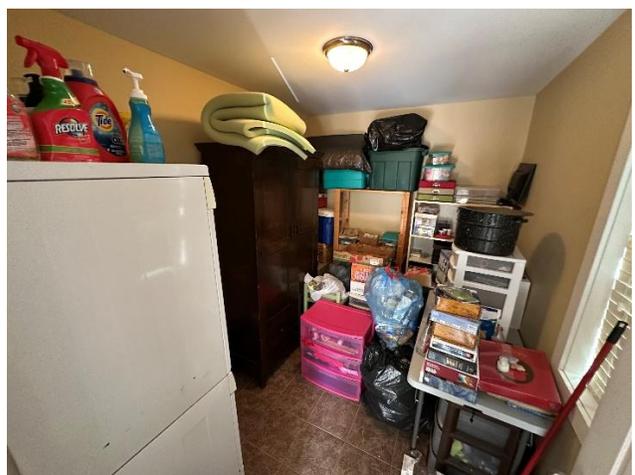
Interior Photos: Rear Carriage Home



Interior Photos: Rear Carriage Home



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



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

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