

DOWNTOWN RESTAURANT/RETAIL BUILDING FOR SALE:

255 Lawrence Avenue, Kelowna, BC

On Lawrence Avenue between Water street and Abbott Street!

This rendering shows the planned facade upgrade with accordion sliding glass doors:



Features

- **Prime Downtown Location:** Vacant commercial building with massive redevelopment upside. A blank canvas ready for your retail, restaurant, or commercial vision.
- **Building & Lot Size:** 2,500sf± ground floor leasable area (based on building plans) situated on a 2,962sf± lot. Includes 2 onsite parking stalls.
- **High Foot-Traffic Hub:** Located within a premium dining district and directly alley adjacent to the high-density **Water Street by the Park** development (*map on page 4/6*).
- **Flexible UC1 Zoning:** High-density urban center zoning allows for potential redevelopment up to 26 storeys with a 7.1 FAR (Floor Area Ratio).
- **As-Is List Price:** \$999,000 (\$400/sf± leasable | \$337/sf± land).
- **Price with Contracted Upgrades:** \$1,233,000 (*Includes est \$214,000 in contracted roof, sidewalk, waterline, façade, and entrance upgrades. See details on page 5*).



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Executive Summary

OFFER PROCESS

Offers evaluated at time of arrival
Email offers to cam@corpaccord.com

CIVIC ADDRESS

255 Lawrence Avenue, Kelowna, BC V1Y 6L2

VENDOR

R & H Holdings Ltd.

LEGAL DESCRIPTION & PID

EAST 1/2 LOT 15 BLOCK 10 DISTRICT LOT 139 ODYD
PLAN 462 – PID: 012-357-197

LOT SIZE

0.07± acre | 2,962sf±

2026 TAX ASSESSED VALUE

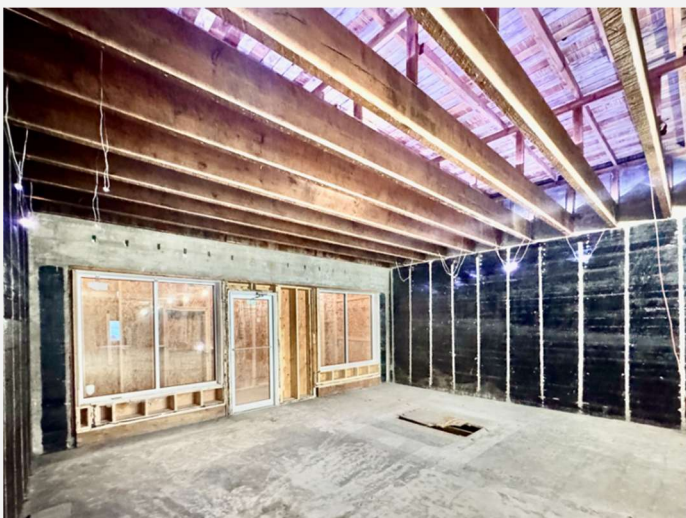
\$1,226,700 as of July 1, 2025

APPROX: FRONTAGE & DEPTH

Lawrence Street frontage: 25ft± | depth: 120ft±

CURRENT ZONING

UC1 (described herein), zoning indicates potential for 26 storeys, and FAR 7.1



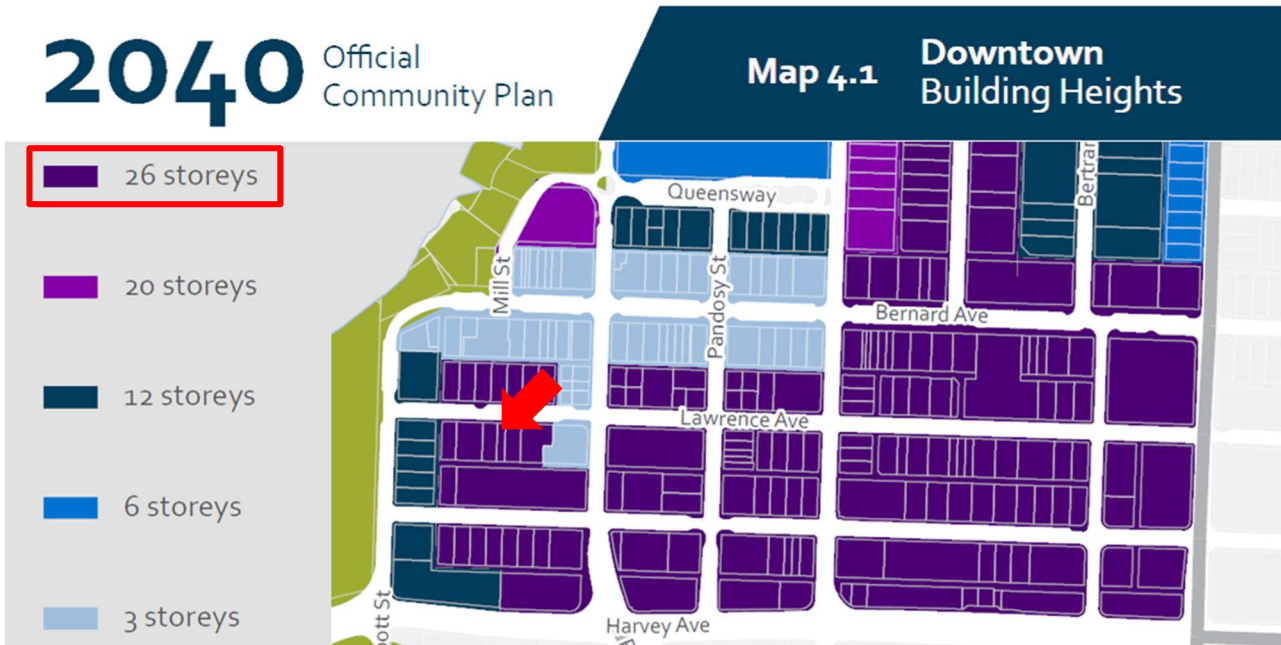
Rare Timber Architecture

The front of the property features rare 3"± x 14"± structural timber beams creating 10-foot± ceilings. Leaving these historic timbers open lays the groundwork for a deeply unique customer experience—whether you are designing an inviting dining room atmosphere or a curated retail boutique.

Architectural treatments of this caliber are an incredibly rare find, offering an original backdrop that effortlessly elevates any boutique or dining concept.

Exceptional Downtown Redevelopment Location:

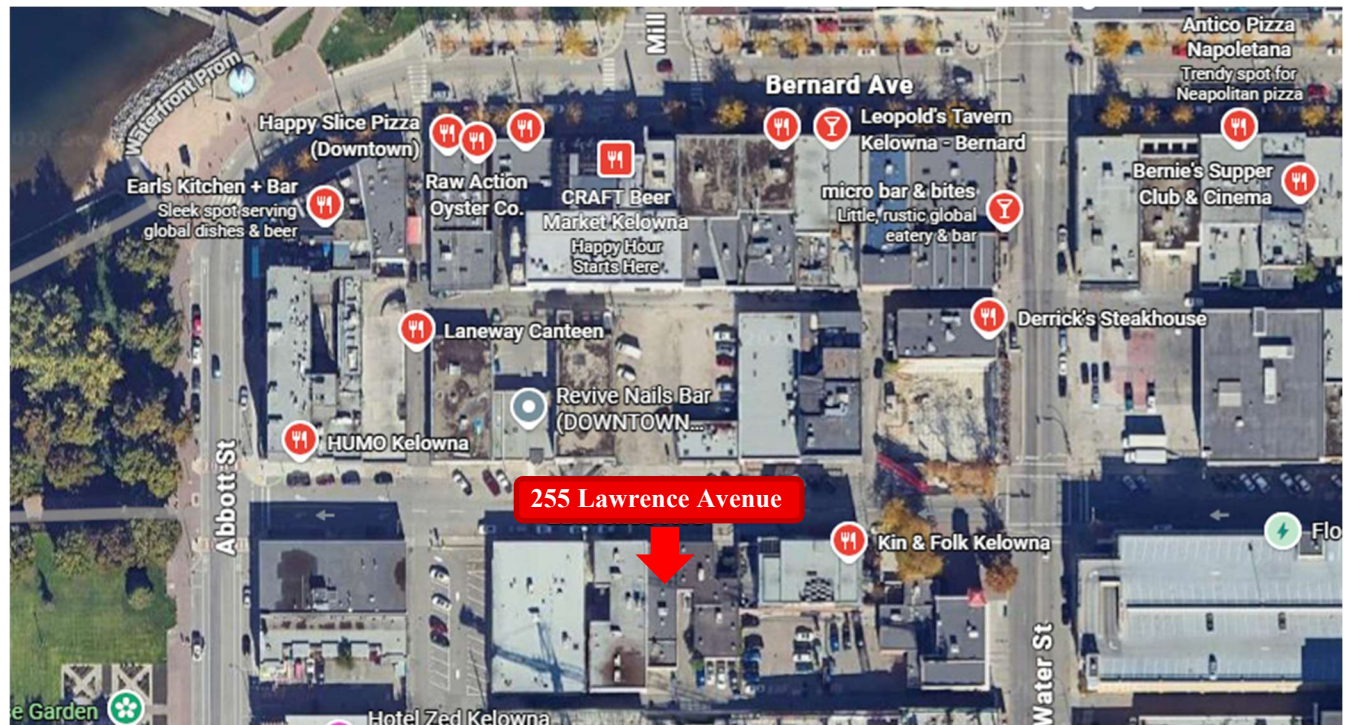
Exerpt from the 2040 Official Community Plan, as of 06/30/2026



Exerpt from the Zoning Bylaw #12375 Section 14.14, as of 06/30/2026

Section 14.14 Density and Height				
FAR = floor area ratio / GFA = gross floor area / m = metres / m2 = square metres				
Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7, .14}	Max. Height with Bonus FAR
For areas identified as 26 storeys and up = 7.2 FAR ^{.9}	For areas identified as 26 storeys = 1.5 additional FAR ^{.3}	For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as 26 storeys and up = 26 storeys & 95.0 m	For areas identified as 26 storeys = 14 additional storeys & 52.0 m ^{.3}

Located within a Cluster of Fine Dining Locations:



Close proximity to Derrick's Steakhouse, Humo Kelowna, Kin and Folk, and other high end dining locations.

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

2026 BC Assessment

<https://www.dropbox.com/scl/fi/ve8w86ymd3mp5n4tcr3z4/BC-Assessment-Independent-uniform-and-efficient-property-assessment.pdf?rlkey=q2uhhzdy23rj7r8s538ngiow7&dl=0>

Phase 1 Environmental Report

<https://www.dropbox.com/scl/fi/ajxnxp3m61jq40innv6x1/255-Lawrence-Terrawest-Phase-1-ESA-2026.pdf?rlkey=ipgfcvaj3a5nokn9bzjcecvpr&dl=0>

Page 14 of the phase I report states “no further environmental investigation is recommended at this time”

Asbestos Abatement Report

<https://www.dropbox.com/scl/fi/fyj12xqe71dlibcn7om4h/Epoch-Clearance-Report-March-26th-2026.pdf?rlkey=eg5lt1s6e88h9018yi38bscp6&dl=0>

Page 2 of the abatement report states “the identified as best those containing materials have been appropriately removed as per the scope of work”

Title Search

<https://www.dropbox.com/scl/fi/10szp2x53pxep0ohkmntp/Title-Search-July-7-2026.pdf?rlkey=wbpc9g2qqvi3ottx0n05javce&dl=0>

Potential Façade and Ceiling Improvements:

The Buyer may enter into a quoted contract for the following improvements, which have been designed to modernize the building, while taking advantage of its existing architectural features and maximising it's occupancy capabilities:

Proposed upgrades include: The introduction of a new entrance way and large 5 panel bi-folding door to improve visibility, natural light, and connectivity. The addition of security shutters and a wrought iron gate for enhanced security. Updated brick cladding to improve architectural character and durability, contributing to a more refined and cohesive façade. A 3-foot parapet extension to strengthen the building's street presence. A new canopy to provide weather protection and enhance the pedestrian experience along the street frontage. A new accessible entrance in conformance with the British Columbia Building Code 2024 (BCBC). Partial demolition of the existing concrete slab to accommodate the new barrier-free entry. A new 2" water service complete with water meter and prv in ceiling, supporting higher water requirement uses. A new insulated 2 ply SBS membrane roof along the front 2000sf portion of the building.

Overall, the proposed improvements aim to increase the attractiveness, functionality, and security of the building, preparing it for a premium use.

Link to designs: https://www.dropbox.com/sc/fi/fl7enttkmtfmm7zocgo8q/26.1441-Lawrence-facade_Issue-for-CLIENT-REVIEW_2026.05.14.pdf?rlkey=ysvdarxmmzlj8f74t4v36g3c&dl=0

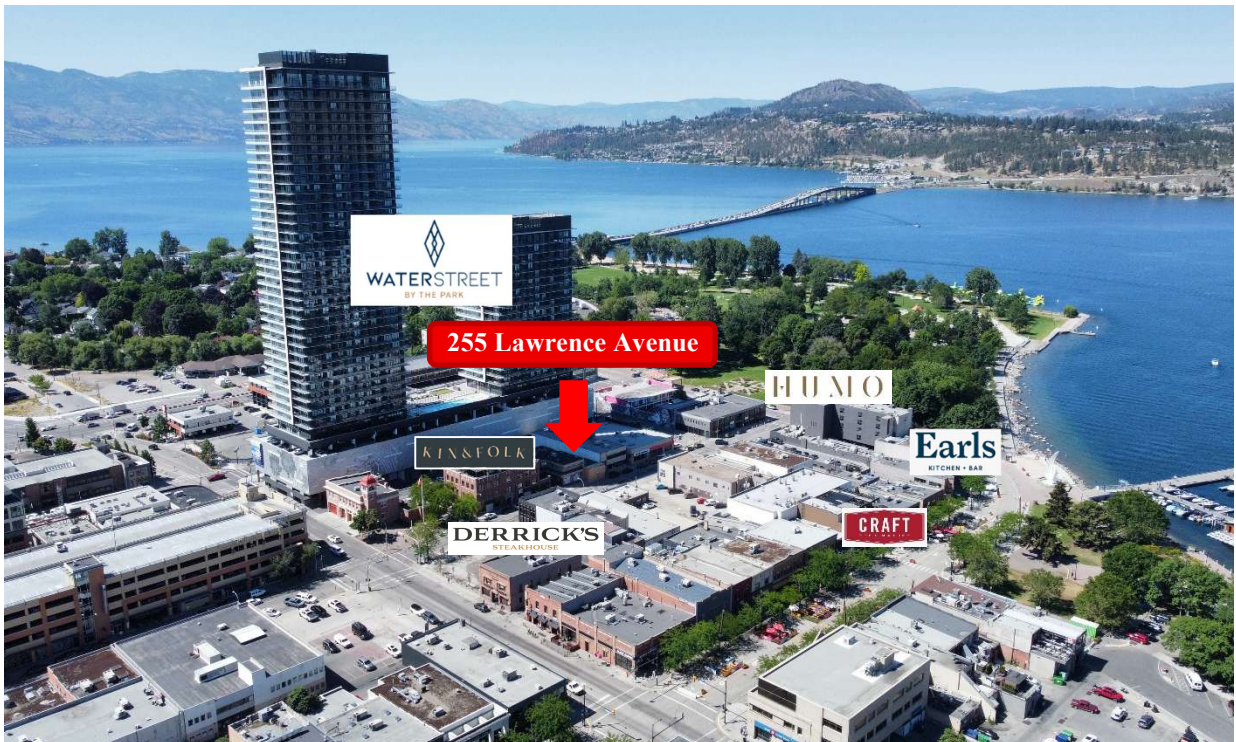
Link to Quote: <https://www.dropbox.com/sc/fi/90idpsl07cfswmix6vh3y/255-Lawrence-Quote-Letter-Signed.pdf?rlkey=ffmh5xp65kxhjQ0bkd3x7tawx&dl=0>



Aerial Perspectives



AERIAL VIEW FROM NORTH PERSPECTIVE

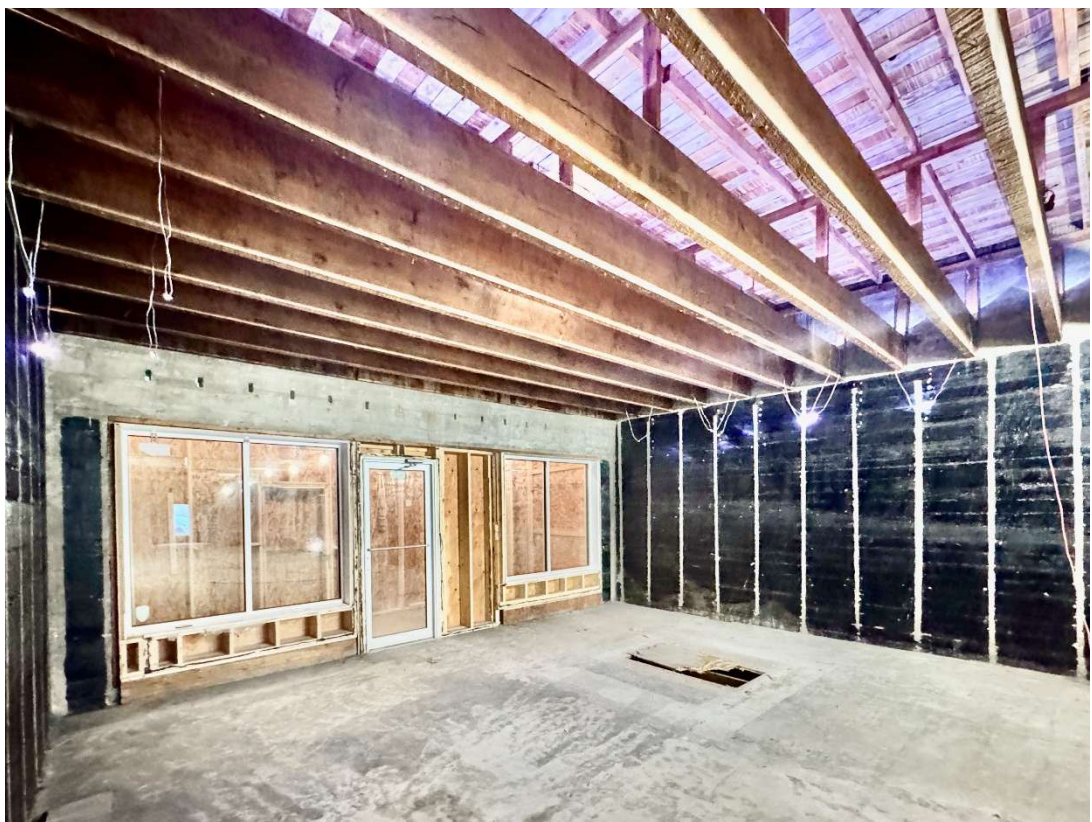


AERIAL VIEW FROM NORTH-EAST PERSPECTIVE

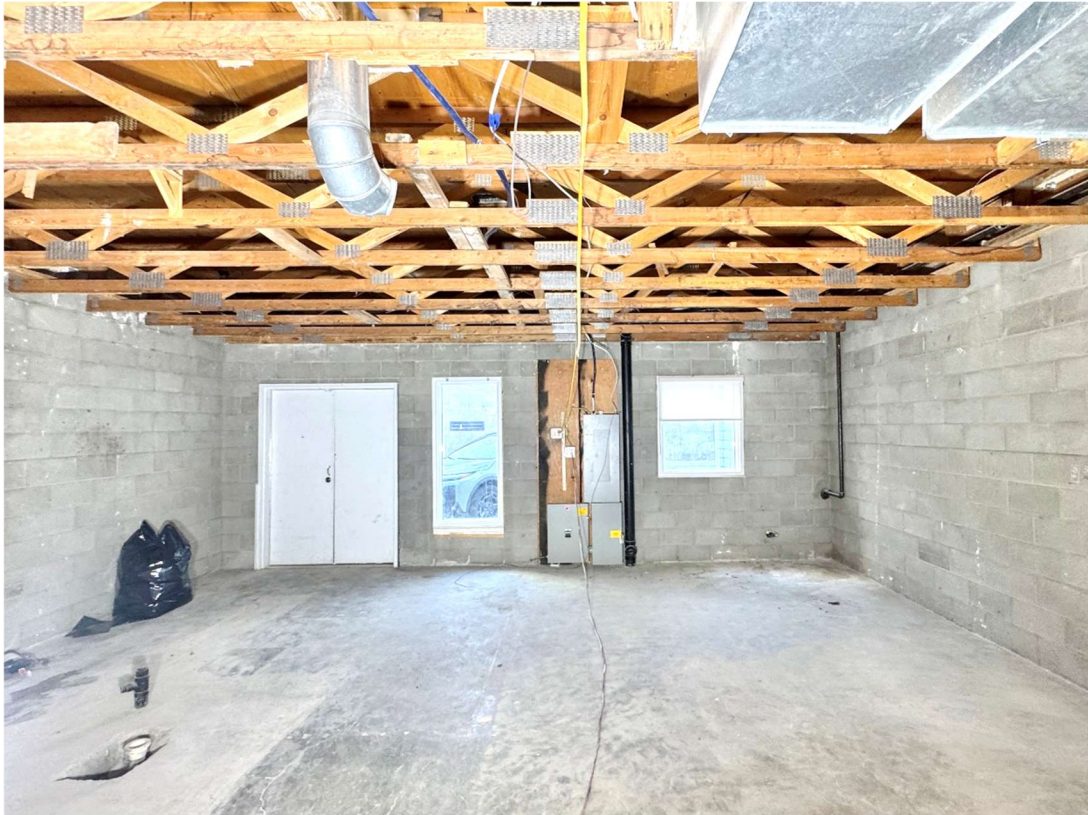
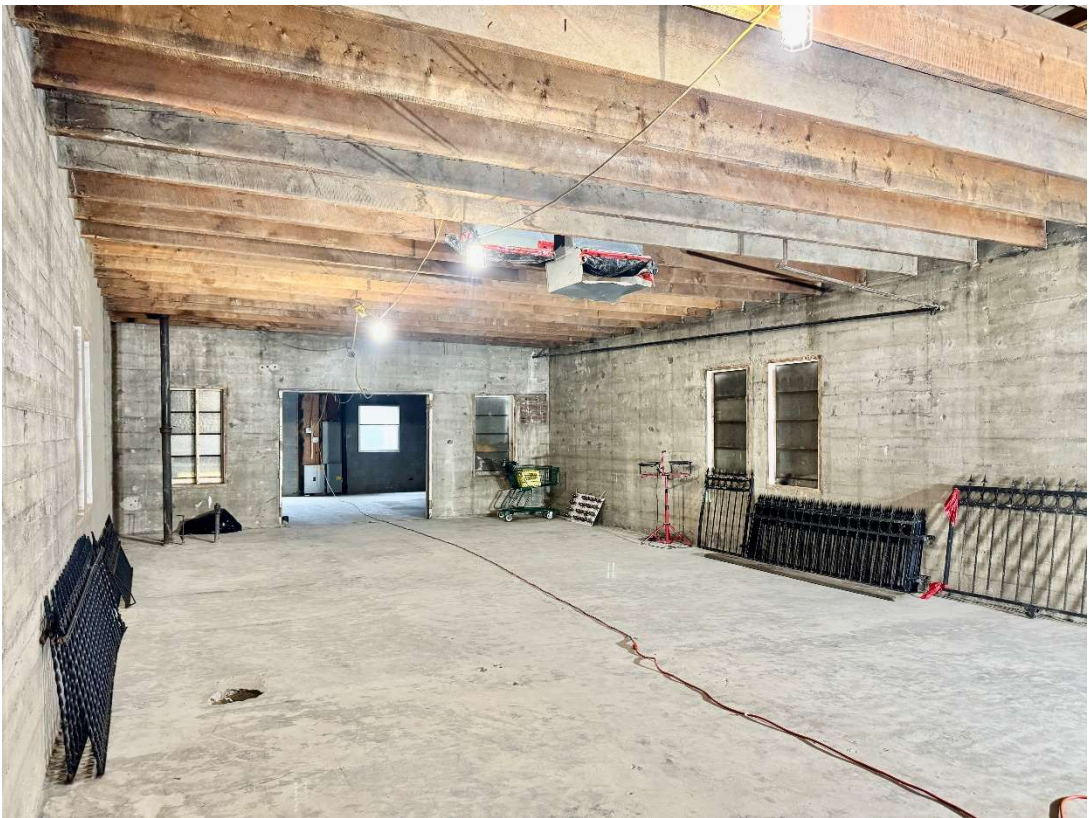
Exterior Photos



Interior Photos



Interior Photos



Property Report



City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Jun 30, 2026



Property highlighted in blue

Property Information

Property Address: 255 Lawrence Ave Property Type: P - Typical Property

KID: 141604 Plan #: KAP462 Lot#: 15 Block: 10

Extra Legal Information:

PLAN KAP462 LOT 15 BLOCK 10 DISTRICT LOT 139 PART E 1/2

BC Assessment Information

Roll Number: 4830 Jurisdiction: 214

Net Land Value: \$1,199,000 PID: 012-357-197

Net Impr. Value: \$17,700 Lot Size: .068

Net Total Value: \$1,216,700 Lot Size Unit: Acres

Actual Use: 208 Office Building (Primary Use)

Land Use Related Information

Zoning Code: UC1 Inside ALR: No

OCP2040 FutureLandUse: UC Water Provider: CITY

Land Use Contract: No

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City

Uses								
		C1	C2	CA1	VC1	UC1	UC2	UC3
1	Accessory Buildings or Structures	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S
3	Alcohol Production Facilities	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}
4	Animal Clinics, Major	-	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P
6	Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P
7	Auctioneering Establishments	-	P	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S ^{.13}	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P
16	Child Care Centre, Minor	S	S	S	S	S	S	S
17	Commercial Storage	-	P	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P
20	Detention and Correction Services	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}

UC1 Zoning

CITY OF KELOWNA ZONING BYLAW 12375 EXERPT 06/30/2026

Uses								
		C1	C2	CA1	VC1	UC1	UC2	UC3
23	Education Services	-	P	P	P	P	P	P
24	Emergency and Protective Services	P	P	P	P	P	P	P
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P
26	Fleet Services	-	P	-	-	-	-	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-
29	Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}
30	General Industrial Use	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P
34	Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}
35	Home-Based Business, Minor	-	-	S	S	S	S	S
36	Hospitals	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P
38	Liquor Primary Establishment	P ^{.4, .5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}
39	Marinas	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P
44	Offices	P ^{.6}	P ^{.6}	P	S	P	P	P
45	Outdoor Storage	-	-	-	-	-	-	-
46	Parks	-	-	S	S	S	S	S

Uses								
		C1	C2	CA1	VC1	UC1	UC2	UC3
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P
50	Professional Services	P	P	P	P	P	P	P
51	Recreational Water Activities	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P
55	Religious Assemblies	P	P	P	P	P	P	P
56	Residential Security / Operator Unit	S	S	-	-	-	-	-
57	Retail	P	P	P	P	P	P	P
58	Retail Cannabis Sales	P ^{.9}	P ^{.9}	P ^{.9}	P ^{.9}	P ^{.9}	P ^{.9}	P ^{.9}
59	Secondary Suite	-	-	-	-	-	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S
61	Single Detached Housing	-	-	-	-	-	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P
63	Stacked Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}
64	Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}
65	Temporary Shelter Services	-	P	P	P	P	P	P
66	Utility Services, Infrastructure	-	-	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-