

# PROFESSIONAL OFFICE STRATA FOR SALE:

## **403 – 1630 Pandosy Street, Kelowna**



Built out fourth floor strata office in a beautiful Worman-built brick Yaletown style professional building with a covered above ground walkway to Chapman Parkade. *This building features high ceilings, good light from large windows allowing an abundance of natural light. Each unit is heated and cooled by individual heat pumps. Close proximity to restaurants, coffee shops, retail stores and other professional businesses located in Downtown Kelowna. Short walk to City Park and Kelowna's lakefront. Zoned C7 Commercial. Built in 2007.*

**Suite 403:** 665 ft.<sup>2</sup> of strata area (761sf rentable) featuring reception and three good-sized offices (two with windows). Furniture available separately. Current lease (at \$22.88/strata sf net) expires June 30, 2023. One reserved parking stall for monthly cost of \$113 + GST. Offered at \$399,000 [\$600/strata sf].



Peter Bouchard, B.Comm. (UREC)  
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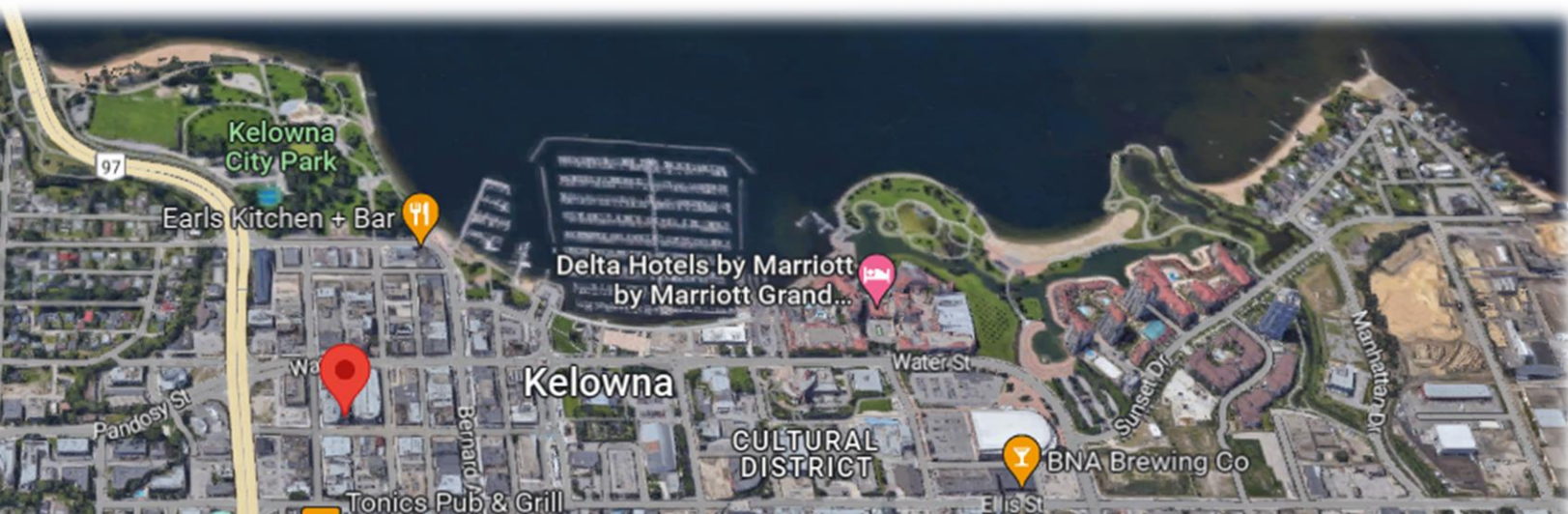
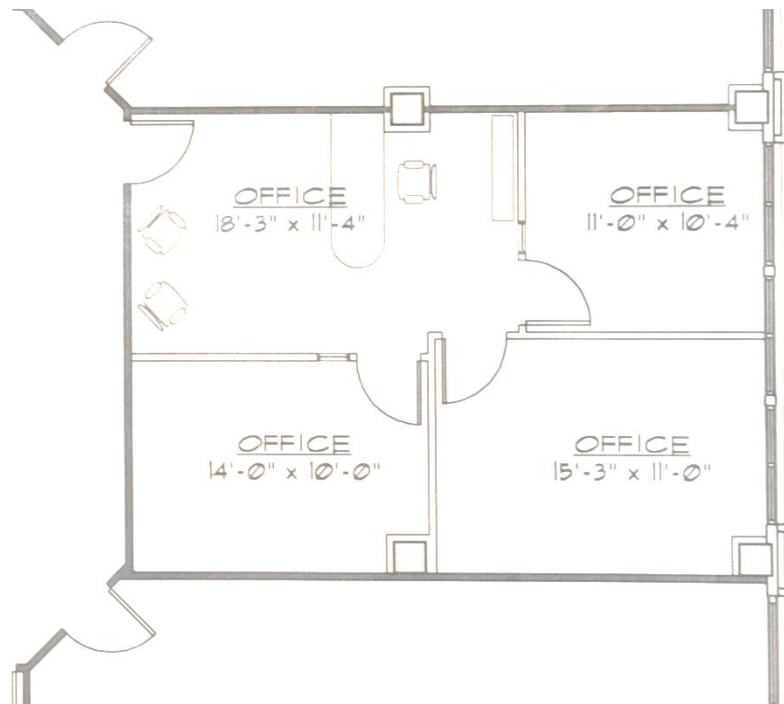
Corporate Accord Realty Ltd.  
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Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)

# Suite 403 Executive Summary

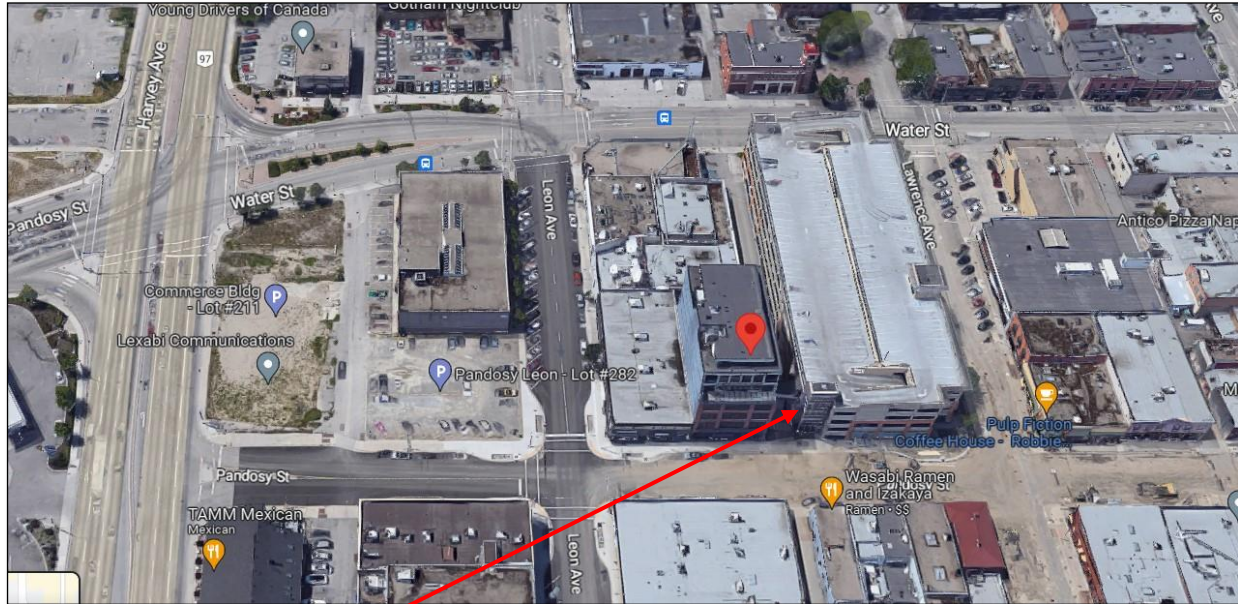
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LEGAL DESCRIPTION	Strata Lot 15, DL 139, O.D.Y.D. Strata Plan KAS3411
PID	027-437-698
STRATA AREA	665 ft. <sup>2</sup>
UNIT ENTITLEMENT	62/2579
STRATA FEE (22-23)	\$323.33 per month plus GST
PARKING FEE (22-23)	One stall @ \$113 plus GST per month
PROPERTY TAXES	\$3981 per year for the 2022 tax year
SELLER	0820775 B.C. LTD., c/o Peter Bouchard
PRICE	\$399,000 [\$600/strata sf]



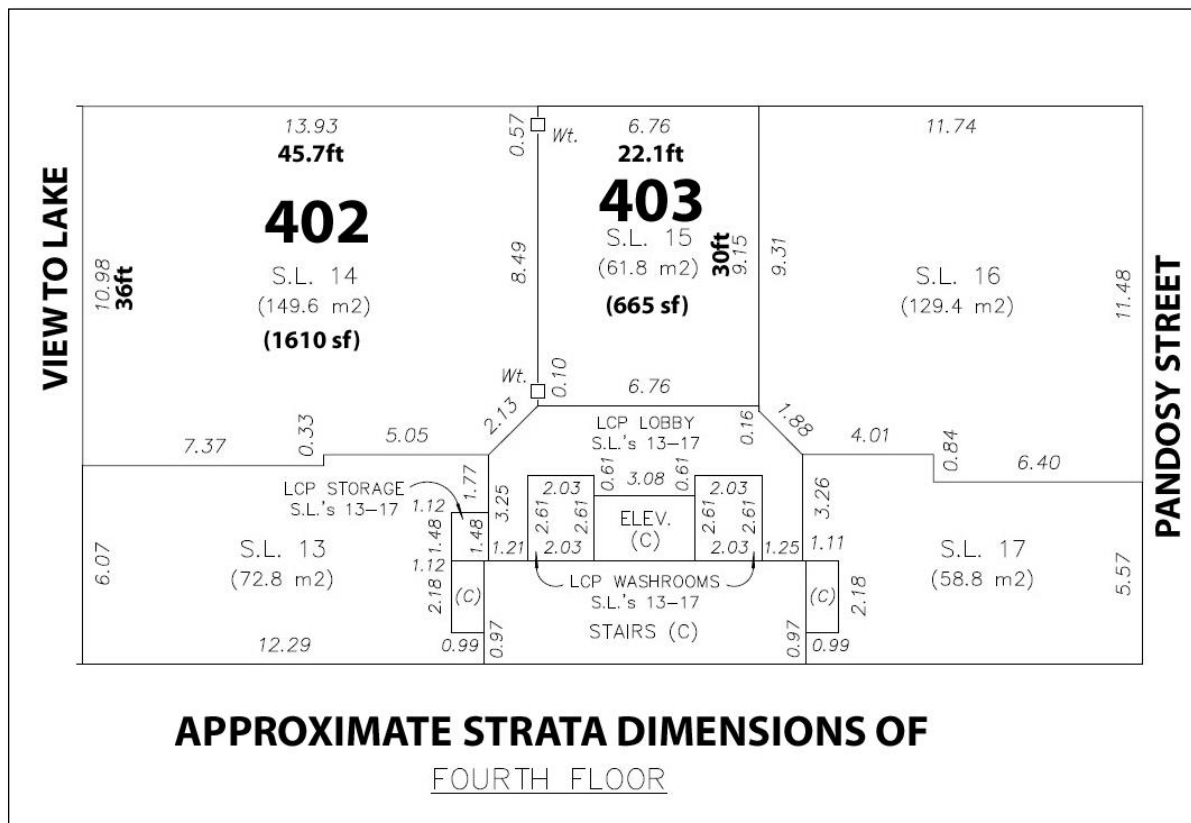


## Aerial View



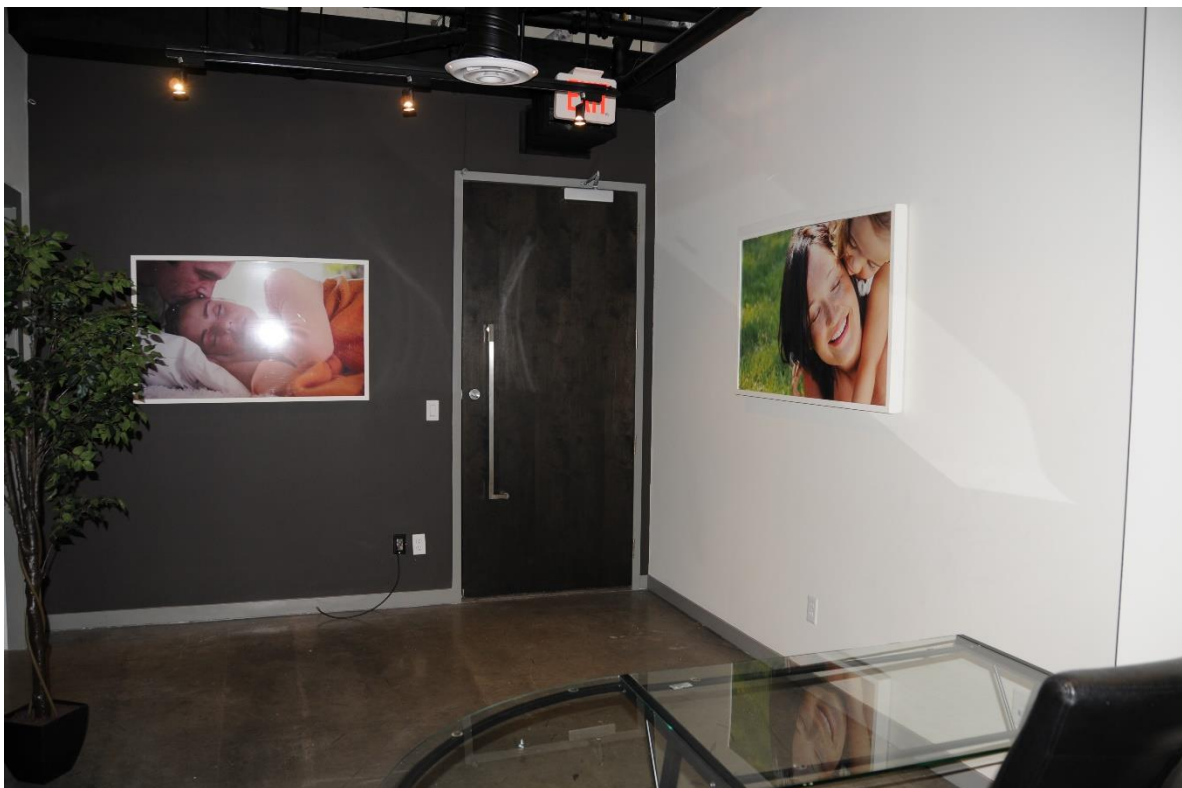
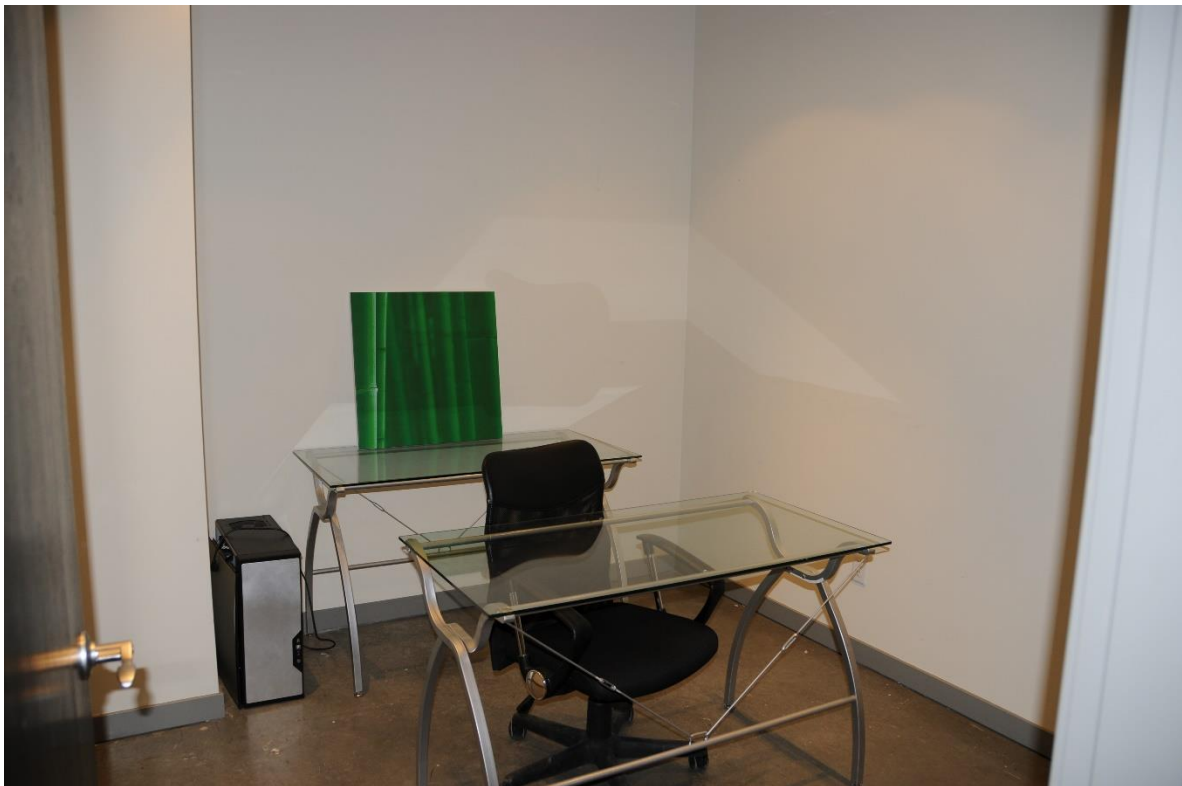
Above ground access to ample parking at Chapman Parkade!

## 4<sup>th</sup> Floor Strata Plan with Approximate Dimensions



## 403 Interior Pictures

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## 403 Interior Pictures

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