

FOR SALE

Monashee Manufacturing Corporation Ltd. Portfolio Sale

1247 Ellis Street, Kelowna, BC
525 Clement Avenue, Kelowna, BC
1246 St Paul Street, Kelowna, BC
1238 St Paul Street, Kelowna, BC
1230 St Paul Street, Kelowna, BC
1043-1045 Ellis Street, Kelowna, BC

DOWNTOWN KELOWNA PROPERTY PORTFOLIO

- 1.86 Acres of Land (1.52 Acres + 0.34 Acres)
- Two Prime Downtown Redevelopment Properties
- Significant Redevelopment Potential
- Highly Desirable Locations
- Large Size and Scale

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WILLIAM | WRIGHT

TWO PRIME DOWNTOWN KELOWNA REDEVELOPMENT SITES



FOR SALE

SITE 1

1.52 ACRE HIGH DENSITY-ZONED DEVELOPMENT SITE STEPS AWAY FROM PROSPERA PLACE

1247 ELLIS STREET, KELOWNA, BC
525 CLEMENT AVENUE, KELOWNA, BC
1246 ST PAUL STREET, KELOWNA, BC

1238 ST PAUL STREET, KELOWNA, BC
1230 ST PAUL STREET, KELOWNA, BC



HOTEL DEVELOPMENT

Given the property's central location in Downtown Kelowna's entertainment district and with close proximity to Okanagan Lake, the larger site is perfectly suited for a hotel concept in a hotel market that is chronically under serviced.



HIGH-DENSITY RESIDENTIAL DEVELOPMENT

With Kelowna's rapidly expanding population, the property is ideal for the development of a multi-tower, mixed-use, development concept. offering a desirable downtown lifestyle.



RETAIL & COMMERCIAL SPACES

The sites' prime location downtown makes it ideal for retail stores, restaurants, or entertainment venues. A mixed-use development concept with well-designed retail CRU's will activate the corner of this major intersection and see high demand from operators and investors.



1247 Ellis Street

Located on the corner of Ellis Street and Clement Avenue, this never-before-available, high density, mixed-use, development site is situated across from the One Water Street residential development, Prospera Place Arena and right in the heart of the City, making this scalable site highly desirable. The site also has a clean Phase 2 Environmental Site Assessment (ESA) from 2024.

This trophy property is in very close proximity to the major employment drivers and to the fast growing list of high quality services and amenities in Downtown Kelowna. The site is already zoned UC1 (this zone offers a maximum FAR of 5.6) and offers immediate redevelopment opportunities.

The UC1 zone is considered the highest and best use for the site and with a contiguous size of 1.52 acres, it makes this property very unique in the Downtown core.

Based on the current zoning, the maximum base density is 5.6 Floor Area Ratio (FAR), with a maximum height of 20-storeys (with additional bonus density available).

FOR SALE

SITE 2

0.34 ACRE MEDIUM DENSITY-ZONED DEVELOPMENT SITE

1043-1045 ELLIS STREET, KELOWNA, BC*



MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT

This property is ideal for the development of a six-storey, wood frame, mixed-use development either as a market condominium or as a purpose-built rental offering. The central location makes this a highly desirable site.

*Must be sold with the larger site.



1043-1045 Ellis Street

Also located on Ellis Street and also zoned UC1, this fantastic 6-storey wood-frame, mixed-use, development site is situated in the path of growth, with great proximity to all of the services and amenities offered in this area of the City. This site is also in close proximity to the future Tolko Mill redevelopment and will be along the main link between this new area of the City and the existing Downtown core.

Based on the current zoning, the maximum base density is 1.8 Floor Area Ratio (FAR), with a maximum height of six-storeys.



Salient Details

Monashee Manufacturing Corporation Ltd. Portfolio Sale

Site	1	2
Property Addresss	1247 Ellis Street, Kelowna, BC 525 Clement Avenue, Kelowna, BC 1246 St Paul Street, Kelowna, BC 1238 St Paul Street, Kelowna, BC 1230 St Paul Street, Kelowna, BC	1043-1045 Ellis Street, Kelowna, BC
Lot Sizes	1247 Ellis: 0.511 AC 525 Clement: 0.495 AC 1246 St Paul: 0.1705 AC 1238 St Paul: 0.1705 AC 1230 St Paul: 0.1705 AC TOTAL: 1.52 AC (66,013 sq.ft.)	0.34 AC (14,810 sq.ft.)
Zoning	UC1	
FAR	5.6	1.8
Total Size	+/- 1.86 Acres	
Property Taxes	1247 Ellis: \$85,466.28 525 Clement: \$82,751.36 1246 St Paul: \$28,522.08 1238 St Paul: \$28,522.08 1230 St Paul: \$28,522.08 TOTAL: \$253,783.88	\$30,775.49
Legal Descriptions & PIDs	1247 Ellis: Lot A District Lot 139 Land District 41 Plan#KAP29823 ODYD, PID: 004-150-414 525 Clement: Lot A District Lot 139 Land District 41 Plan# KAP24868 ODYD, PID: 005-795-478 1246 St Paul: Lot 19 District Lot 139 Land District 41 Plan KAP1303 ODYD, PID: 010-662-928 1238 St Paul: Lot 20 District Lot 139 Land District 41 Plan KAP1303 ODYD, PID: 010-662-944 1230 St Paul Lot 21 District Lot 139 Land District 41 Plan KAP1303 ODYD, PID: 011-653-507	Lot 7 District Lot 139 Land District 41 Plan KAP6753 ODYD, PID: 010-123-962
2025 BC Assessed Value	\$21,861,800.00	\$2,981,000.00
Total 2025 BC Assessed Value	\$24,842,800.00	
Asking Price	Contact Listing Team	



Downtown Kelowna

The Properties are very well located within the fast growing, Kelowna Downtown. These sites are transit oriented and walkable to all of the myriad of amenities and services within the Downtown core.

Kelowna is a vibrant mid-sized city in the southern interior of British Columbia, Canada. It is situated in the heart of the Okanagan Valley, surrounded by mountains, lakes and vineyards. With a population of nearly 150,000 people, it is the largest city in the Regional District of Central Okanagan. The region is renowned for its wine industry and is home to a top-ranked university, a world-class teaching hospital, the second largest trade school in the province, and Kelowna International Airport, one of the largest economic drivers in the Southern Interior. A growing hub for technology and aerospace-related companies, Kelowna is fast becoming an economic powerhouse and remains one of the area's most sought-after tourist destinations.



150,000
Population in Kelowna



18 Minute Drive
Kelowna International Airport

FUTURE DEVELOPMENTS BLOCKS AWAY FROM SITE 1 & 2

KELOWNA MILL SITE

The Kelowna Mill Site is organized around a series of character areas. These distinct areas include residential, retail, commercial, community, and public open spaces. Each character area is influenced by a historic material movement patterns and milling elements for adaptive reuse that creates a rhythm of memories, experiences, attractions, and landmarks across the new neighbourhood.

- + Restaurants
- + Retail
- + Pubs
- + Hotels
- + Residential Spaces
- + Community Park
- + Plaza
- + Waterfront Pathway



DRIVE TIMES

1247 ELLIS STREET > 3 MIN DRIVE



1043-1045 ELLIS STREET > 2 MIN DRIVE



WALK TIMES

1247 ELLIS STREET > 15 MIN WALK



1043-1045 ELLIS STREET > 10 MIN WALK



Perspective Drawing of Gathering Place and Soft Shoreline



Perspective Drawing of Jack Ladder and Foot of Selkirk Spillway

FUTURE DEVELOPMENTS BLOCKS AWAY FROM SITE 1 & 2

THE VINTAGE AT WATERSCAPES

Approximately 3.5 acres in size, this portion of the Waterscapes lands consists of 1070-1130 Ellis Street, in Kelowna's City Centre. The proposal includes four towers — two towers on the south half and two towers on the north half of the site.

1,141 New Housing Units

- + 398 one bedroom units
- + 714 two bedroom units
- + 29 ground-oriented, 3-bedroom townhouse units
- + 1,366 parking stalls
- + 1,142 bike stalls



DRIVE TIMES

1247 ELLIS STREET > 1 MIN DRIVE



1043-1045 ELLIS STREET > 1 MIN DRIVE



WALK TIMES

1247 ELLIS STREET > 6 MIN WALK



1043-1045 ELLIS STREET > 2 MIN WALK



View of The Vintage at Waterscapes from Ellis Street Facing South West



Green Amenity Roof

AMENITIES BLOCKS AWAY FROM DOWNTOWN KELOWNA

Restaurants

- + Train Station Pub
- + Central Kitchen & Bar
- + Waterfront Wines
- + Earls
- + Cactus Club
- + Antico Pizza
- + OEB
- + Bohemian Cafe
- + Curious Cafe
- + El Taquero

Breweries

- + BNA Brewing Co.
- + Rustic Reel
- + Bad Tattoo Brewing
- + The Office
- + Red Bird
- + Kettle River Brewing
- + Vice & Virtue
- + BC Tree Fruits
- + Kelowna Beer Institute

Café

- + Bliss Bakery
- + Blendz Coffee
- + Bean Scene
- + Bright Jenny
- + Deville
- + Pulp Fiction
- + Starbucks

Shops + Services

- + Okanagan Lifestyle
- + District on Bernard
- + Kelowna Downtown Library
- + HealthWise Family Practice
- + Building Blocks Childcare
- + Jorgia Brows
- + Lululemon

Essentials

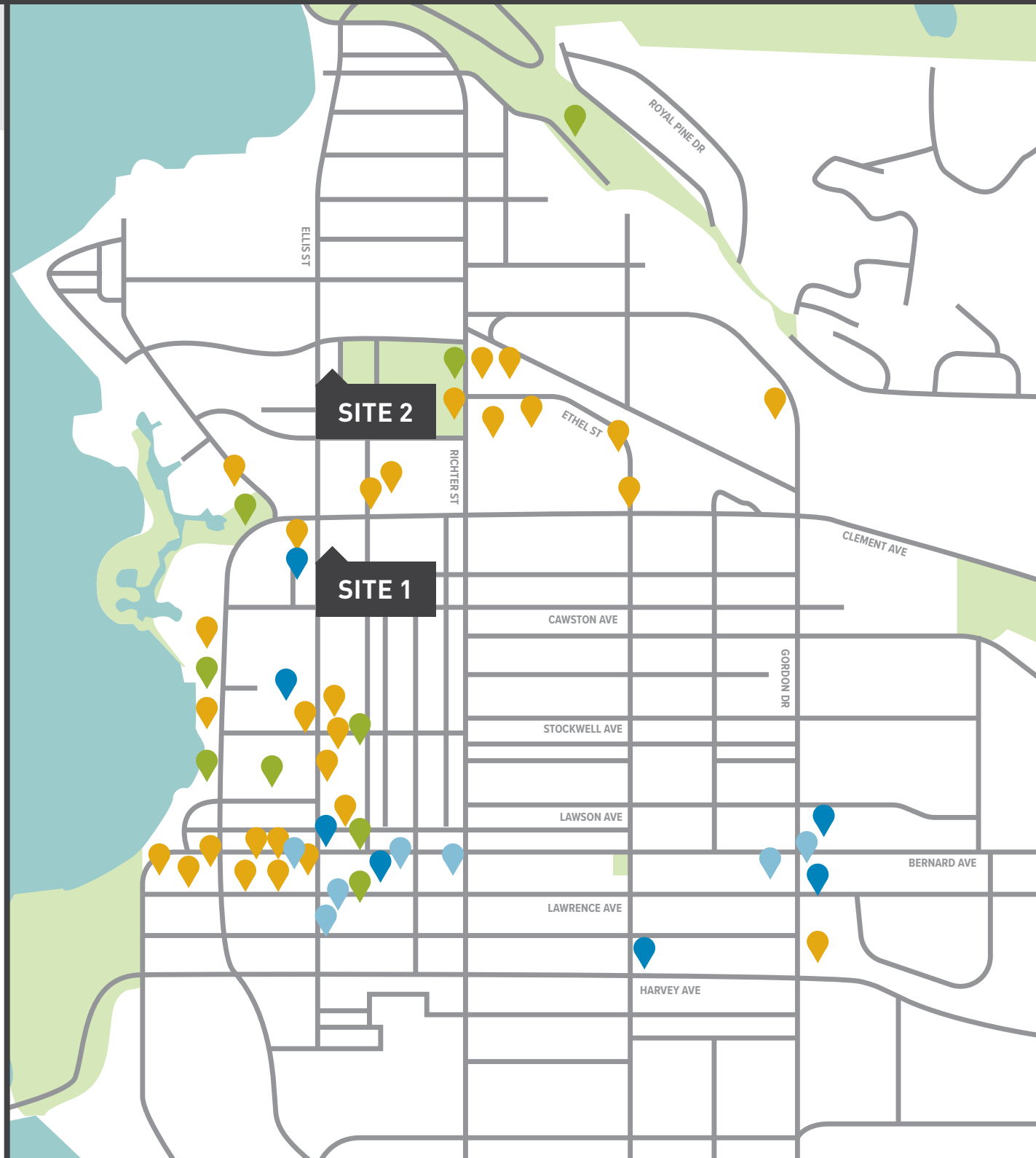
- + Shoppers Drug Mart
- + Safeway
- + Mediterranean Market
- + TD Bank
- + RBC
- + Scotiabank

Fitness

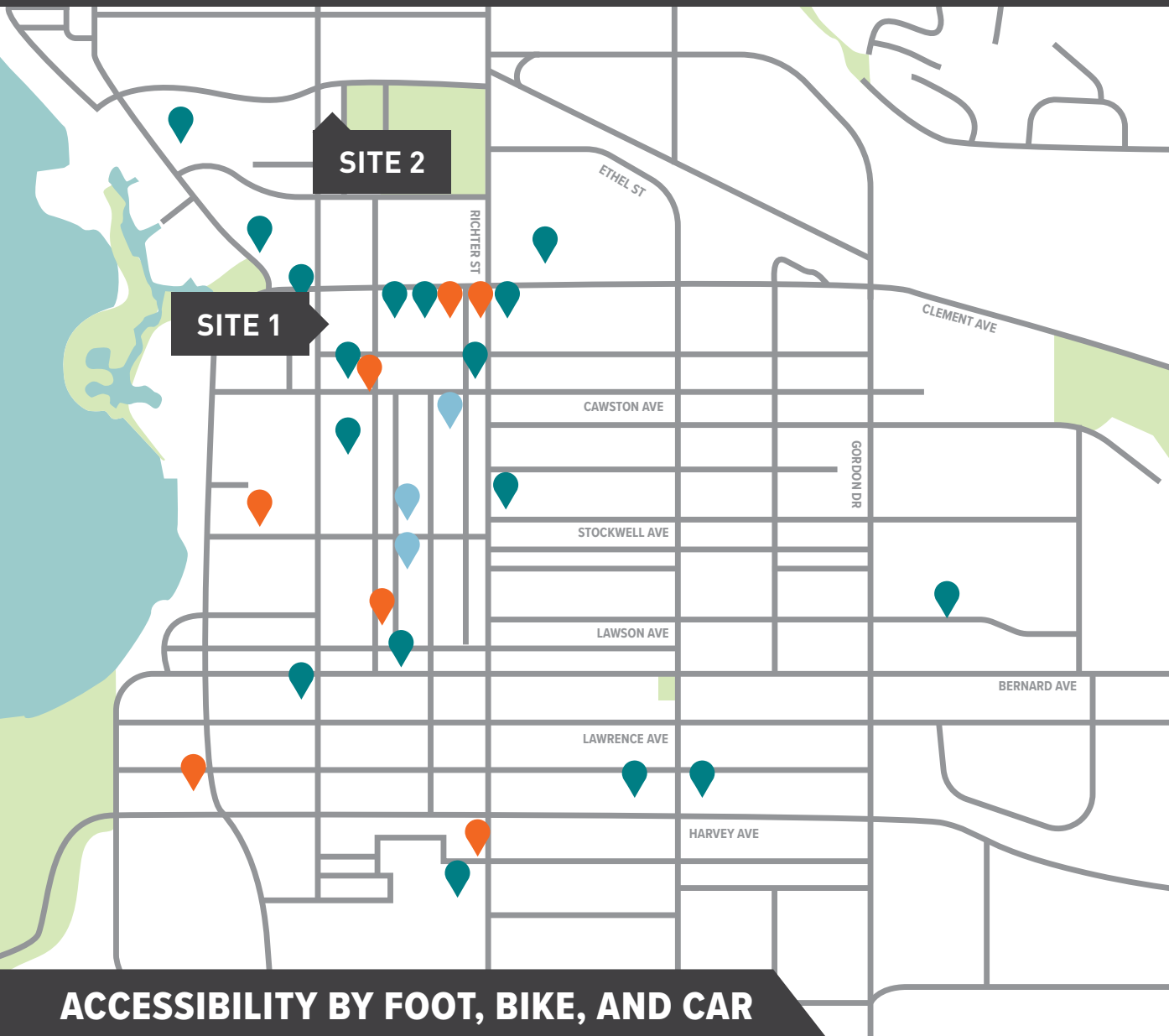
- + Anytime Fitness
- + Downtown YMCA
- + CrossFit Okanagan
- + Sweat Studios

Parks + Waterfront

- + Waterfront Park
- + Knox Mountain Park
- + Stuart Park
- + Kasugai Gardens
- + Kelowna Yacht Club



MULTI-FAMILY DEVELOPMENTS IN AND AROUND THE CITY



Completed

- + Cawston 82 units
- + St. Paul 54 units
- + Stockwell 32 units
- + Sole Kelowna 40 units
- + Sole Downtown 40 units
- + Ellis Parc 91 units
- + The Lodges 158 units
- + One Water Street 422 units
- + Proxima 59 units
- + The Clement 66 units
- + Centuria Urban Village 151 units
- + ELLA 116 units
- + Cambridge House 192 units
- + Akin 127 units
- + Central Green 748 units
- + Waterscapes 475 units
- + Brooklyn 178 units

Under Construction

- + Sole Cawston 45 units
- + Bertram 257 units
- + Water Street by the Park 650 units
- + Savoy on Clement 69 units
- + Nolita 60 units
- + UBCO Downtown Campus 352 units
- + Park Central 214 units

Proposed

- + 1333 Bertram Street 137 units
- + 1405 St. Paul 337 units
- + 350 Doyle 300 units

ACCESSIBILITY BY FOOT, BIKE, AND CAR

WALK SCORE
86

BIKE SCORE
99

WEST KELOWNA > 12 MIN DRIVE	<
KELOWNA AIRPORT > 20 MIN DRIVE	▼
DOWNTOWN PENTICTON > 60 MIN DRIVE	▼
VANCOUVER > 4.2 HR DRIVE	▲



DRIVE TIMES

2040 OFFICIAL COMMUNITY PLAN DOWNTOWN BUILDING HEIGHTS

26 storeys

20 storeys

12 storeys

6 storeys

3 storeys

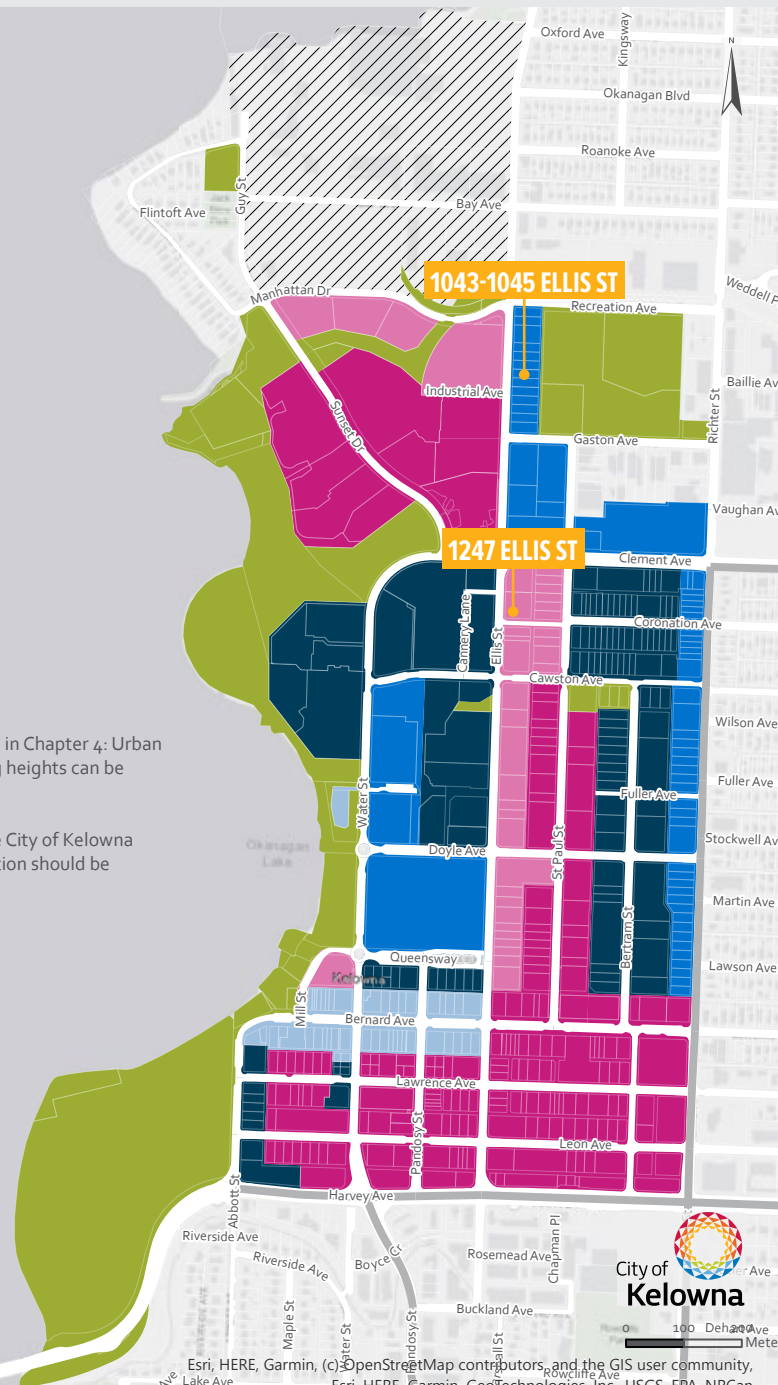
Park

To be determined

Transit Supportive Corridor

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.4.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



UC1 DOWNTOWN URBAN CENTRE (EXCERPT FROM ZONING BYLAW NO. 12375)

Section 14.3 – Urban Centre Zone Purposes

UC1 – The purpose of this zone is to designate and preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while encouraging high density mixed-use buildings.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

- + Alcohol Production Facilities
- + Animal Clinics, Major
- + Animal Clinics, Minor
- + Apartment Housing
- + Child Care Centre, Major
- + Cultural and Recreation Services
- + Drive Throughs
- + Education Services
- + Emergency and Protective Services
- + Exhibition and Convention Facilities
- + Food Primary Establishment
- + Gaming Facilities
- + Gas Bar
- + Health Services
- + Hotels / Motels
- + Liquor Primary Establishment
- + Non-Accessory Parking
- + Offices
- + Participant Recreation Services, Indoor

+ Personal Service Establishment

- + Professional Services
- + Recycling Drop-Offs
- + Religious Assemblies
- + Retail
- + Retail Cannabis Sales
- + Single Detached Housing
- + Spectator Sports Establishments
- + Stacked Townhouses
- + Temporary Shelter Services
- + Townhouses

The secondary uses in this zone are:

- + Accessory Buildings or Structures
- + Agricultural, Urban
- + Child Care Centre, Minor
- + Home-Based Business, Major
- + Home-Based Business, Minor
- + Parks
- + Secondary Suites

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