

FOR SALE

INDUSTRIAL INVESTMENT FREEHOLD SITE

WEST KELOWNA
2490 ROSS ROAD

**Robert Mistal, ICI Sales
Royal LePage Kelowna**

Office: (250) 860-1100,
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www.robertmistal.com



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FOR SALE INDUSTRIAL INVESTMENT

Prime, extremely rare freehold Industrial investment opportunity, located within the "Stevens/West Kelowna Industrial Park", near Highway 97. High traffic industrial & commercial location for this 1.0 acre site, zoned I-1, multi-tenanted, 100% fully leased facility with ample parking stalls (40+) available for tenants/customers.

- Excellent central location, prime industrial growth area in West Kelowna.
- One (1.0) acre lot, zoned I-1 Industrial, future redevelopment potential.
- Fully Leased warehouse, two tenants occupy approx. 13,043 sq/ft GLA.



Asking Price \$3,795,000 (Cdn)

*E.& O.E: Property info to be verified by all Buyers. GST/PTT not incl. (05/2024)

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Executive Summary– Property Overview

Type of Property:	Industrial Property, Investment (Fully leased)
Civic Address:	2490 Ross Road West Kelowna, BC
Legal Description:	Lot A, Plan 23502, DL 506, ODYD. PID# 006-382-819
Lot size:	1.0 acre/ 43,560 Sq/Ft (Approx 125 Ft x 340 Ft)
Existing Building: units:	Warehouse GLA area: Approx 13,043 sq/ft. 6 demised rental units separately metered (Euroclad: 5 units, NutriLn: 1 unit)
Property Tax:	\$27,414– (2023), West Kelowna City.
Zoning/ OCP:	I-1, Industrial (West Kelowna/ Stevens Industrial Park)
Services/Power:	City water/ sewer utilities, natural gas. (3) Phase power, 110/220V service panels.
Tenants (2):	Euroclad Building Products (5 units, approx 10,683 sq/ft) Nutri-Lawn Ecology (1 unit, approx 2,400 sq/ft)
Parking Stalls:	Approx. 40+ parking stalls on site, reserved.
Site Coverage:	Currently @ 30%. (Zoning allows 75%, 12.0M height)
Signage:	Large pylon signage for Tenants (See Lease).
HVAC/ Type:	Gas-fired heat warehouse, office HVAC, electric baseboards.
Loading/ OH:	Grade loading, (3) OH doors (approx. 8x10 ft)
Environmental:	No recent report available. (2007 Report on file)

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ROYAL LePAGE
KELOWNA

West Kelowna Industrial Investment

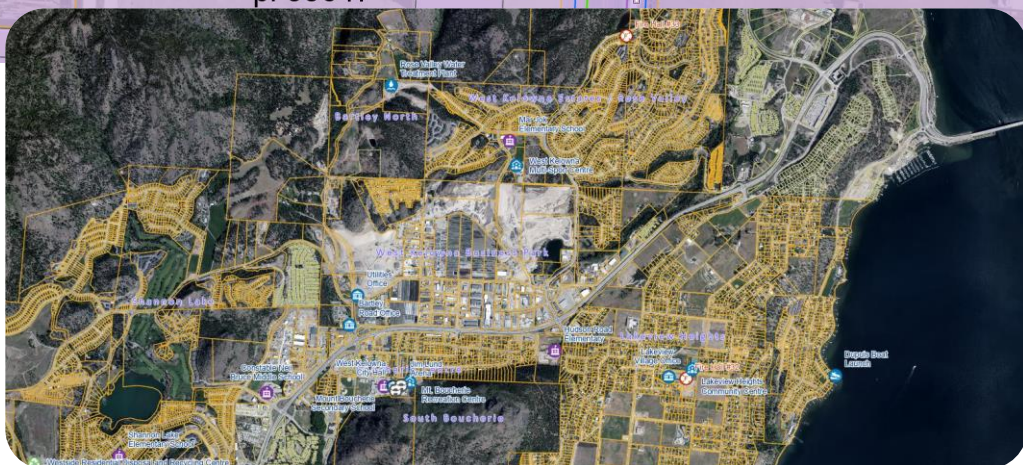


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The following represents the Base Map, City services (West Kelowna GIS).



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