

FOR
SALE

2300 HUNTER ROAD, KELOWNA, BC

±5,280 SF INDUSTRIAL BUILDING | I1 ZONING | 3 UNITS

OFFERED AT \$2,149,000



**COLDWELL BANKER
COMMERCIAL**
HORIZON REALTY

DARCY RICARD

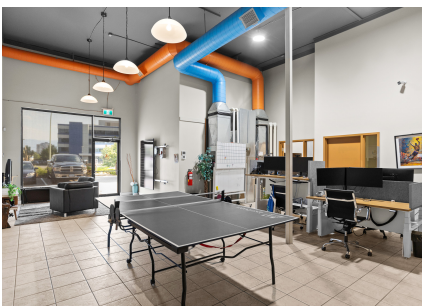
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2300 HUNTER ROAD

KELOWNA, BC



PROPERTY OVERVIEW

Centrally located in Kelowna, this $\pm 5,280$ SF standalone industrial building offers a rare owner-user opportunity. The building is comprised of three units — two $\pm 1,056$ SF bays and one $\pm 3,168$ SF bay — each with its own washroom, providing the flexibility to occupy the larger unit while generating additional income from the two remaining leased spaces. With 10'x10' overhead loading doors, 16' ceiling height, and 9 on-site parking stalls, the property offers excellent functionality for a range of industrial and service-based users.

$\pm 5,280$ SF

Standalone industrial building

3 UNITS

Two $\pm 1,056$ SF + one $\pm 3,168$ SF, each with own washroom

16' CLEAR

Ceiling height

I1

General industrial zoning



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PROPERTY HIGHLIGHTS

2300 HUNTER ROAD | KELOWNA, BC

SITE SIZE

±5,280 SF standalone industrial building

UNIT MIX

Two ±1,056 SF units + one ±3,168 SF unit, each with own washroom

ZONING

I1 — General Industrial

LOADING

10' x 10' overhead loading doors

CEILING HEIGHT

16'

PARKING

9 on-site stalls

PRICE

\$2,149,000

OWNER-USER OPPORTUNITY

Occupy the larger ±3,168 SF unit while generating additional income from the two remaining leased ±1,056 SF units.

ADDITIONAL VIEWS



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CONTACT US TODAY

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