



## 140 Commercial Drive 111 Kelowna British Columbia

\$508,000

1,555 SF Light Industrial Unit includes built-out mezzanine level, available for sale or for lease in the University Business Park. Outstanding and highly desirable unit for an investor or an owner-occupier. Great corner unit with street exposure & easy access. Entrance on 2 sides with an exclusive, glass, grade level, loading door on the north side leading to the main work area. Large east and north facing tinted windows on both levels allow natural light to permeate the space. Main floor has a kitchen and washroom upgraded with a shower. Mezzanine allows lots of storage space and is perfect for a large showroom to showcase your products. Zone I1- Business Industrial and allows a wide variety of uses. Complex has easy access to and from Highway 97 and is only minutes away from UBCO and Kelowna International Airport. (id:6769)

Listing Presented By:



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Stonehaus Realty (Kelowna)

<http://www.bcpropertytalks.ca/>



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