



2670 Lower Glenrosa Road West Kelowna British Columbia

\$9,995,000

Prime Outdoor Storage Facility with Residence - 2670 Lower Glenrosa Road, West Kelowna. This property is a premier income-producing asset located in one of the most supply-constrained markets in the Okanagan -- outdoor storage. The offering includes a 5.92-acre property (4.44 acres fee simple plus 1.52 acres licensed from the City of West Kelowna) with extensive recent improvements exceeding \$4 million. Priced at \$9,995,000 against an estimated market value of \$11.89 million, the property presents an immediate equity upside of roughly 16%, making it a compelling investment for both passive investors and owner-operators. The property's zoning--A1 Agricultural with site-specific approval for commercial/outdoor storage--is highly unique and difficult to replicate under today's planning constraints, enhancing its long-term strategic value. The storage facility is fully developed, gated, and paved, encompassing 256 stalls for RVs, boats, trailers, and commercial vehicles. The design emphasizes low-maintenance, recurring income with amenities such as a wash bay, sani-dump, LED lighting, security cameras, fencing with privacy slats, and landscaping. A modern 2,280-square-foot caretaker's residence featuring a two-bedroom main suite, a one-bedroom secondary suite, and a 440-square-foot garage complements the asset, providing either staff accommodation or additional rental potential. (id:6769)

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