



3312 Appaloosa Road 4 Kelowna British Columbia

\$1,635,000

No touchbase- Take advantage of a price reduction on this well-maintained and versatile industrial strata unit in the highly sought-after Reid's Corner area of Kelowna. This is a prime opportunity for a business owner and/or investor to own a functional industrial space while offsetting costs with potential rental revenue from the other units. Centrally located in the heart of Kelowna's Industrial Corridor, 3312 Appaloosa Road is a multi-tenanted strata unit offering approximately 4,300 square feet, divided into three separate leasable areas. Unit 4A is a highly functional space featuring a balanced mix of professional office and warehouse (approx. 1,700 SF), along with a 300 SF? mezzanine. Unit 4B offers a versatile 900 SF? ground floor area w/600 sf mezzanine, comprised of open warehouse space, reception, and office. Both Units 4A and 4B are equipped with 14-foot overhead doors and high ceilings. Unit 4C is a leasable second-floor space of approximately 800 SF, accessible via stairs. Each of the three rentable areas has its own private washroom. Units 4A and 4B are currently tenanted, while Unit 4C is move-in ready. Both occupied units may also be made available with minimal notice, giving a purchaser the flexibility to occupy any of the units while collecting rental income from the others. Bonus Feature: This strata unit includes a secured side yard running along the length of the unit + seven designated parking stalls. Strata fees are \$438.73 per month (GST included). (id:6769)

Listing Presented By:



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