

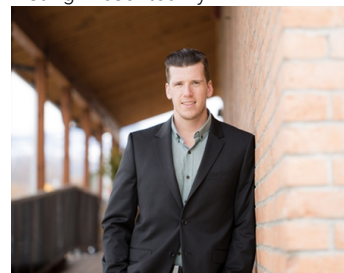


## 3179 Appaloosa Road 1 Kelowna British Columbia

\$1,809,900

Stop paying rent and start building equity. Appaloosa is a boutique collection of 17 premium industrial strata units designed for businesses seeking functionality, flexibility, and long-term value. Featuring modern architecture, efficient floorplans, mezzanine office opportunities, generous parking, loading dock and secure gated site access. Whether you're storing your boat, collector cars, RV, side-by-side, or building the ultimate workshop, Appaloosa offers the flexibility to create a space that works for your lifestyle as much as your business. Built to last, these units feature institutional-grade R20 insulated Tilt-Up Concrete construction, high-performance TPO roofs with R30 insulation. The impressive 26' clear ceiling height and fire-sprinkler system allows you to stack inventory up to 20' high or install automotive lifts, effectively doubling your usable footprint. Seamlessly accommodate manufacturing machinery or massive material storage with a robust 300 PSF floor load capacity, powered by a 200A, 120/208V, 3-Phase electrical service. Logistics are effortless with 12' x 14' insulated overhead electric doors engineered for commercial transit, large trailers, or class-A motorhomes, complemented by 3 or more dedicated parking stalls per unit. Unit 1 offers approximately 5,151 sq.ft. including over 670 sq.ft of contemporary mezzanine office space, impressive 26-foot ceilings, and 2 large 12' x 14' grade-level bay doors. Don't miss this rare opportunity! (id:6769)

Listing Presented By:



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