



## 2476 Westlake Road 100 West Kelowna British Columbia

\$1,399,000

CAP RATE 5.28% + NNN: This strategically positioned & competitively priced 4,000 sqft industrial property zoned I1 is ideal for light industrial operations such as indoor recreation, distribution centers, alcohol production, high-tech industries, retail, and service commercial uses. Currently secured by a long-term tenant with a stable, established business operating for over 8 years and midway through a 3-year lease, this investment offers reliable income. This strata-titled asset is a solid choice for investors seeking dependable returns or business owners looking ahead to future opportunities. Positioned in a high-demand industrial area, this property is ready to serve and perform. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX Kelowna**

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