



## 2640 Kyle Road 104/105 West Kelowna British Columbia

\$1,712,425

Brand new combined industrial strata units offering 5,269 SF (3,742 SF main & 1,527 SF mezz) at Kyle Road Business Park in West Kelowna. Unit 104/105 feature 28' clear ceiling height, two 10'x14' grade-level overhead doors, and a functional warehouse footprint with a built-out mezzanine, providing excellent flexibility for storage, light manufacturing, or service commercial users. Each unit is equipped with 200-amp, 3-phase power, ESFR sprinklers suitable for high-piled storage, polished concrete floors, and an accessible ground-floor washroom. Constructed with insulated precast concrete panels, energy-efficient LED lighting, and I1 zoning, the property is designed for efficient operations and long-term ownership. Strategically located near Highway 97 with easy access for deliveries and staff, this is an ideal opportunity for owner-occupiers or investors seeking modern industrial space with immediate occupancy. (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty

**RE/MAX Kelowna**

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