



## 2000 Enterprise Way Kelowna British Columbia

\$2,150,000

An exceptional portfolio opportunity awaits at 2000 Enterprise Way, where five fully leased strata units deliver immediate, stable income in one of Kelowna's most sought-after commercial corridors. Spanning 5,445 SF across Strata Lots 2, 3, 5, 6 and 7, this offering represents a rare chance to acquire a cohesive multi-unit position within a meticulously maintained two-storey commercial building -- held by the original developer since construction in 2000, a testament to the asset's enduring quality and consistent performance. Strategically situated along the high-visibility Enterprise Way corridor, the property commands outstanding exposure while offering tenants and customers alike the convenience of abundant on-site parking and seamless connectivity to Kelowna's major arterials and surrounding amenities. The fully tenanted rent roll provides investors with reliable cash flow from day one, underpinned by a well-established, multi-tenant occupancy profile that speaks to the location's sustained commercial demand. CA1 zoning lends meaningful versatility to this asset, broadening its appeal to a spectrum of investors and positioning it equally well for future owner-occupiers seeking a foothold in central Kelowna. Whether you are expanding an existing portfolio or making a strategic first acquisition, 2000 Enterprise Way represents the kind of well-located, income-producing commercial real estate that rarely comes to market under single ownership. (id:6769)

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