



## 314 Totem Avenue Kelowna British Columbia

\$3,180,000

Priced at assessed value!! Excellent location, stand-alone Industrial Warehouse. Approx 8,000 sq.ft with an approx. 10,000 sq.ft. fenced compound. 2-storey, Bay doors, mezzanine, front entry counter and offices. Currently 2 years left on net lease at \$13/sq. expiring Nov. 2027. Add'l rents includes Insurance, Property Tax, approx. \$2,766.00. Tenant pays utilities. Market reflects a higher lease rate for the property upon maturity of the lease. Possibility of warehouse expansion. Strata plan was designed by the neighbours for future development but never pursued. Property title shows bare land strata. No strata fees, no strata corp. All information and measurements deemed approximate only and should be verified by the Buyer(s) agent(s). (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.mikesingleton.ca/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.