



984 Laurel Avenue Kelowna British Columbia

\$1,195,500

Rare I1-zoned industrial opportunity with two standalone buildings on one lot in a Mixed Employment District (MED) future land use area. Located on a level 0.16-acre lot with 50' of Laurel Avenue frontage and 140' depth, this vacant property available for quick completion. The site includes 3,650 sq. ft. total building area across two separately metered structures. Building 1 (approx. 1,280 sq. ft.) is a single-storey space with open entry and service counter, front office, food prep area, utility space, and washroom, finished with concrete floors and high ceilings--well suited for retail, food production, personal services, or office use. Building 2 is a two-storey industrial building with mezzanine, open main floor, offices above, and multiple access points including overhead doors. A concrete ramp along the south elevation provides vehicle and loading access, supporting light industrial, storage, and service-oriented uses. I1 zoning allows for a wide range of uses including general industrial, warehousing, offices, food and alcohol production, cannabis production, animal clinics, commercial storage, and recycling drop-offs. An adaptable property offering flexibility today with long-term upside in a transitioning employment district. (id:6769)

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