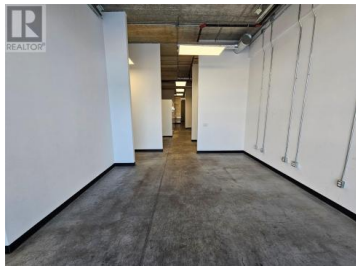
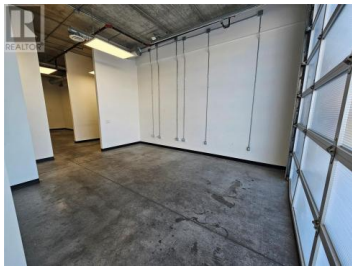
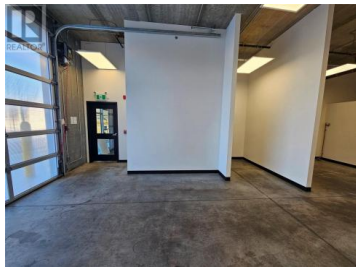
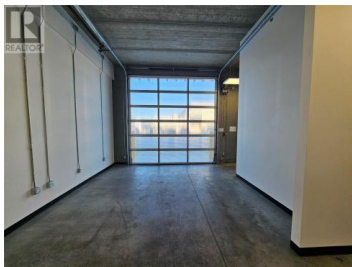




2030 Matrix Crescent 1 Kelowna British Columbia

University District

\$1,895,000



Excellent opportunity to purchase a newly built-out end cap unit at the Matrix Business Centre within the Airport Business Park. Unit totals 3,866 SF, with 2,185 SF of main floor warehouse space, and 1,681 SF of 2nd floor walk-up modern office space. The property is vacant, providing flexibility to a buyer. Well located across from the Kelowna International Airport and neighboring UBCO, situated between Downtown Kelowna and Lake Country. The main floor was previously used as a commercial kitchen, and provides a clean finished space with over 24 foot ceilings, 1 washroom, 1 at-grade loading bay with a 12' x 12' glass overhead door, and 300lb PSF load capacity. The spacious 2nd floor office has over 12 foot ceilings and a modern concrete and glass design with 5 offices, large open flex area with lots of windows, and 1 washroom. Electrical service is 400 amp 3 phase 120/208V. 3 reserved parking stalls & common visitor parking onsite. Join a variety of diverse tenants at the Matrix Business Centre that include: Ecoscape Environmental Consultants, Three Lakes Brewing Company, Two Donkey's Bakery, Elevate Motosports, Cool Air Rentals, Louehide North America, and Fortune Creek. Airport Business Park offers a variety of commercial business uses in the industrial, retail and office sectors with amenities such as restaurants, grocery store, gas station, hotels, car dealerships, and m...



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