

**2476 Westlake Road 100 West Kelowna British Columbia**

West Kelowna Estates

**\$1,449,000**



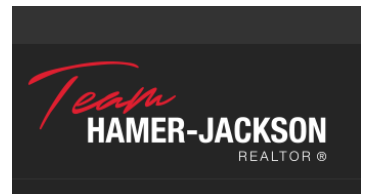
CAP RATE 5.28% + NNN: This strategically positioned & competitively priced 4,000 sqft industrial property zoned I1 is ideal for light industrial operations such as indoor recreation, distribution centers, alcohol production, high-tech industries, retail, and service commercial uses. Currently secured by a long-term tenant with a stable, established business operating for over 8 years and midway through a 3-year lease, this investment offers reliable income. This strata-titled asset is a solid choice for investors seeking dependable returns or business owners looking ahead to future opportunities. Positioned in a high-demand industrial area, this property is ready to serve and perform. (id:6769)



**Michael Jones**

Royal LePage Kelowna

Phone: (250) 258-4663



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada