



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

West Kelowna Estates

**\$1,199,000**



CAP RATE 6.43% + NNN | West Kelowna Industrial Investment. Secure stable revenue in a high-demand industrial location. This 4,000 sqft I1-zoned commercial strata unit in West Kelowna Estates is fully leased to a reliable fitness centre tenant who has operated here for over 8 years. The unit features a mezzanine, 4 assigned parking spaces, and is part of a well-managed complex just off Highway 97 -- beside National Storage and Warehouse. The tenant is midway through a triple-net lease, currently generating \$75,600/year in total rent including a seller-financed equipment repayment. On November 1, 2025, lease revenue increases to \$77,600/year, with the equipment repayment continuing through the term. The projected cap rate over the next 12 months is 6.43%. I1 zoning allows for indoor recreation, alcohol production, distribution, tech, service commercial, and more -- giving this property long-term flexibility and tenant appeal. An ideal turnkey investment for buyers seeking passive income, zoning versatility, and strong location fundamentals in West Kelowna's thriving industrial market. (id:6769)

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