

## 1505 Hardy Street 103 Kelowna British Columbia

Dilworth Mountain

# \$19



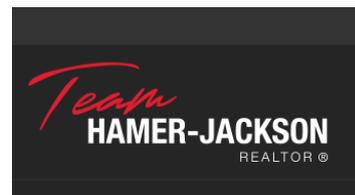
Flexible warehouse space with secure yard space in Central Kelowna ideal for a service commercial warehouse/retail use. Approximately 9,700SF includes a large open warehouse space with 2 rear grade level loading bays with overhead doors (accessible from a side loading area with dock-level loading capabilities and a grade-level loading ramp), and 1 dock level loading bay with an overhead door to the front of the warehouse. Unit includes an office, larger boardroom or open work area, storage, 2 in-suite washrooms and a large retail counter area. Included with lease is the exclusive use to a fenced yard space with rolling gate that provides just over 14,000 SF for external storage and parking. Available with the lease at an additional cost is 10,000 SF of yard space to the rear of the unit that is accessible from the south side of the building beside the loading ramp. This unit is located in a well-established commercial area with neighbouring offices and shops, as well as service commercial and light industrial users. Versatile I2 - General Industrial zoning allows for a multitude of light industrial and service commercial uses. (id:6769)

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