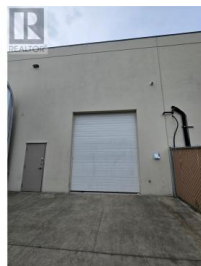




## 480 Neave Court 103 Kelowna British Columbia

University District

# \$2,499,000

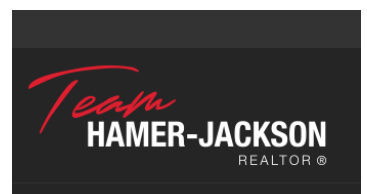


6,209 SF end cap industrial unit offers a highly functional layout across two levels, ideal for a wide range of business uses. The ground floor features a bright open-concept showroom with an in-suite washroom, a large rear office, and a spacious warehouse area with 24' ceilings (21' clear to underside of truss). The mezzanine level includes a large open work area, a second in-suite washroom with shower, kitchenette, laundry hook-ups, and a storage area. The unit is equipped with 12' overhead doors at both the front and rear, providing excellent access. A steel storage building measuring approximately 16'8" x 28' x 19' is included with the property. Additional highlights include a rear fenced storage yard, Eight (8) dedicated parking stalls plus visitor stalls, and signage opportunities on the end cap. (id:6769)

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