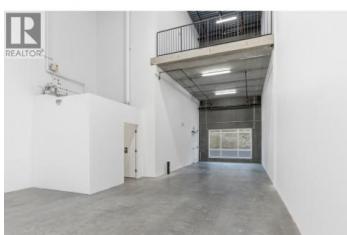




## 2636 Kyle Road 105 West Kelowna British Columbia

West Kelowna Estates

**\$799,825**



Brand new industrial strata unit offering 2,461 SF at Kyle Road Business Park in West Kelowna. Unit 105 features 28' clear ceiling height, a 10' x 14' grade-level overhead door, and a functional warehouse footprint with a built-out mezzanine, providing excellent flexibility for storage, light manufacturing, or service commercial users. The unit is equipped with 200-amp, 3-phase power, ESFR sprinklers suitable for high-piled storage, polished concrete floors, and an accessible ground-floor washroom. Constructed with insulated precast concrete panels, energy-efficient LED lighting, and I1 zoning, the property is designed for efficient operations and long-term ownership. Strategically located near Highway 97 with easy access for deliveries and staff, this is an ideal opportunity for owner-occupiers or investors seeking modern industrial space with immediate occupancy. (id:6769)

**Stewart Dunbar**

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