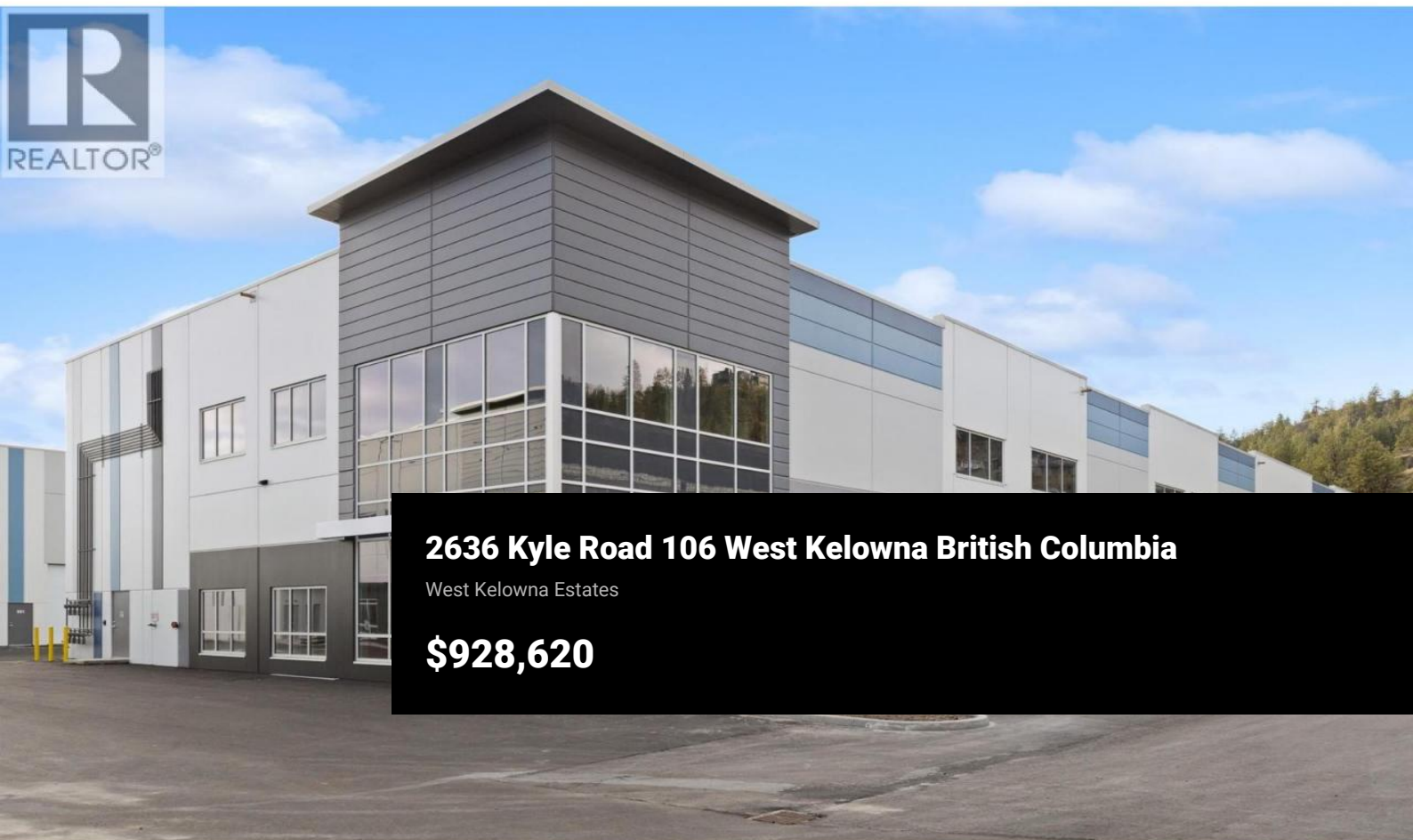
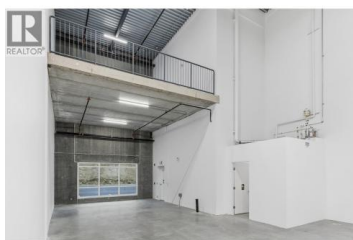
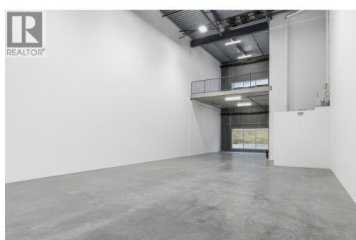




2636 Kyle Road 106 West Kelowna British Columbia

West Kelowna Estates

\$928,620

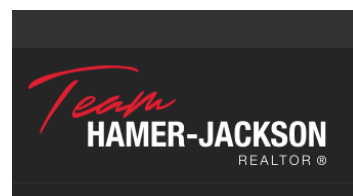


FOR SALE | Unit 106 - 2636 Kyle Road, West Kelowna, BC - \$928,620 (\$315/SF) | 2,948 SF (2,244 main + 704 mezz.) | Zoning: I1. Brand-new industrial strata unit in Kyle Road Business Park, offering immediate occupancy and 28' clear ceiling height. The unit includes a 12'x14' electric grade-loading door, 4 parking stalls, 200-amp 3-phase power, and an ESFR sprinkler system, with polished concrete floors, LED lighting, and roughed-in provisions for future rooftop HVAC. Located just minutes from Highway 97, with easy access to Kelowna and regional distribution routes - an ideal owner-user opportunity for trades, distribution, or light industrial businesses. (id:6769)

Stewart Dunbar

Coldwell Banker Horizon Realty

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