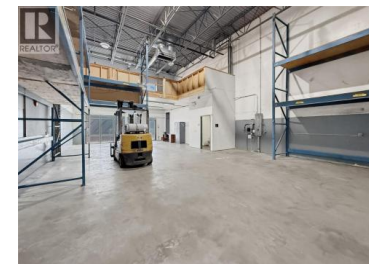
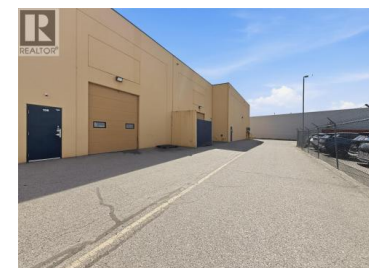


## 140 Commercial Drive 108 Kelowna British Columbia

Rutland North

**\$669,000**



\*\*\*Price reduced to \$318/sq.ft!\*\*\* Why lease when you can own your space?

This versatile industrial/commercial strata unit offers 2,104 sq. ft. in the Sexsmith/Reid's Corner area, featuring 1,540 sq. ft. on the main floor plus a 564 sq. ft. mezzanine. Ideally located less than 5 km from Kelowna International Airport with quick access to Highway 97, Old Vernon Road, and University of British Columbia Okanagan, the property is also close to numerous amenities, including Tim Hortons, McDonald's, and Subway. Designed for flexibility, the unit features 24 foot ceilings with a 12-foot overhead door at the rear of the property, along with man doors at both the front and rear for convenient access. The layout allows for a potential retail or showroom component at the front, with warehouse, industrial, or storage space situated at the back. Additional features include a finished washroom, functional mezzanine area, and excellent accessibility suitable for a wide variety of business uses. This unit is equipped with 200amp, 240V, 3-Phase 4 wire power and is fitted with fire suppression sprinklers. Parking consists of 6 stalls in total (4 Stalls are Common Property, 2 Stalls are Limited Common Property, located at the back of the unit). A forklift currently on site may also be available for purchase under a separate agreement. An outstanding opportunity for owner-users or investors see...



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