

140 Commercial Drive 109 Kelowna British Columbia

Rutland North

\$925,000

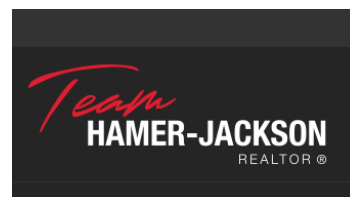
2,760 sq. ft. of versatile two-storey commercial space in the highly desirable Sexsmith/Reid's Corner area, minutes from Kelowna International Airport and major transportation routes. The 1,786 sq. ft. ground floor features retail, office, and warehouse space, including a reception area, private office, finished washroom, and approximately 1,000 sq. ft. of warehouse. The 970 sq. ft. second floor offers four private offices, a washroom, and staff area with kitchenette. Zoned I-1 Light Industrial, the property supports a wide range of uses and is ideal for businesses seeking office, retail, and storage space. Includes 6 parking stalls (4 dedicated, 2 common). Convenient access to Highway 97, Old Vernon Road, UBC Okanagan, Aberdeen Hall, and nearby amenities including Tim Hortons, McDonald's, and Subway. An excellent opportunity for trade-oriented businesses. Currently leased until April 30, 2027. (j:d:6769)



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