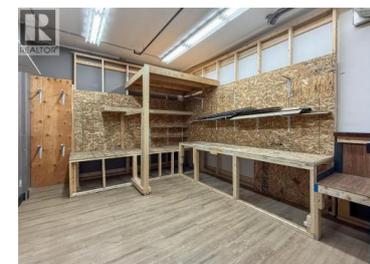


140 Commercial Drive 109 Kelowna British Columbia

Rutland North

\$15



A total of 1,750 sq. ft. of versatile two-storey commercial space located in the highly desirable Sexsmith / Reid's Corner area, just minutes from Kelowna International Airport and major transportation routes. This flexible unit can be leased together or separately, with each floor featuring its own entrance. The ground floor offers 780 sq. ft. of retail or office space with a reception area, private office, and finished washroom. It also includes a 240 sq. ft. commercial storage area and an additional ~50 sq. ft. storage space, ideal for files or a server room. The second floor features 970 sq. ft. of professionally finished office space with four private offices, a washroom, and a staff area with kitchenette. Furniture may be included, providing a turnkey opportunity. Zoned I-1 Light Industrial, this property accommodates a wide range of uses and is ideal for businesses seeking a combination of office, retail, and storage space. Conveniently located less than 5 km (approximately 6 minutes) from the airport, with quick access to Highway 97 and Old Vernon Road. Close to UBC Okanagan, Aberdeen Hall, and nearby amenities including Tim Hortons, McDonald's, and Subway. An excellent opportunity for professional, service, or trade-oriented businesses in a growing commercial area. The adjacent warehouse is not included in this lease listing. (id:6769)

Robert A. Wood

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