

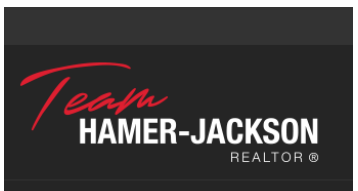


**2470 Westlake Road 1,2,3 & 4 West Kelowna British Columbia**  
 Westbank Centre  
**\$17,900,000**



We are pleased to present an opportunity to acquire 2470 and strata lots 1-4 at 2476 West Lake Road, West Kelowna, a highly unique, purpose-built industrial and self-storage property located within one of West Kelowna's established freehold industrial nodes. The Property totals 61,422 SF and consists of two distinct components. The first is a fully operating self-storage business comprising 40,186 SF of gross storage area with 181 physical units, providing established, in-place cash flow. The second is a 21,609 SF concrete industrial warehouse and office component with 27' clear height, offering significant operational flexibility to occupy the space for an operating business, lease it to a third-party industrial user, or expand the storage operation by increasing storage density, subject to municipal approvals. (id:6769)

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