

## 1418-1420 Hunter Court Kelowna British Columbia

Dilworth Mountain

**\$7,699,999**

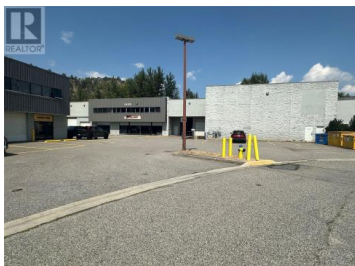
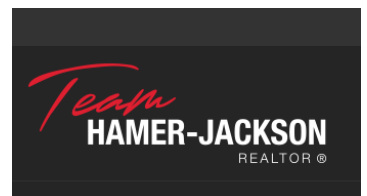


An excellent investment opportunity: a centrally located 1-acre corner cul-de-sac lot with two Industrial Warehouse buildings. This property offers easy access to major arterial roads and is situated in a business-oriented neighbourhood. The building features a total of 24,680 sq. ft. of leasable area, which includes 20,852 sq. ft. at grade, 2,000 sq. ft. of second-floor offices, and 500 sq. ft. of mezzanine storage, along with a bonus area on the second floor. The property is zoned as I1 and comes with high ceilings, grade-level access, a bay door, 3-phase power, and ample parking. The current net operating income offers a 5% cap rate on the asking price. (id:6769)

**Gary Judge**

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