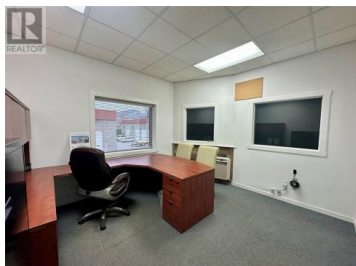


## 737 Stremel Road 18 Kelowna British Columbia

Rutland North

# \$585,000



This premium industrial property offers versatile space tailored for a wide array of industrial and commercial operations, including: Microbreweries and Food Manufacturing: Facilities optimized for small- to medium-scale food processing, packaging, and regulatory compliance | Construction Supply, Wholesalers and Distributors: efficient areas for the storage, organization, and distribution of construction materials and equipment | Small Manufacturing: Configurable spaces for specialized manufacturing, including furniture, fashion, tools, and other custom products | Recreational Storage: Secure, high-capacity storage solutions for vehicles, equipment, or recreational assets. Centrally located Stremel Centre, just off Highway 97, close to the airport. Zoned I2 - General Industrial. This end unit warehouse is 822 sq.ft., with an additional 188 sq.ft. finished mezzanine. Approximately \$30,000 of Leasehold Improvements. Warehouse has 20' ceilings, 14' high x 12' wide overhead door. Sink in warehouse, as well as a separate 2-piece bathroom with accessible access. Main Entry into a large foyer, with rubberized flooring and recent paint. Large office in mezzanine is carpeted. Man door at back of warehouse. 3 parking stalls at the front door. Ceiling-suspended natural gas heating unit, plus electric baseboard heating in mezzanine office. Schedule a private tour of this exceptional in...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Steven Nicholson**

Macdonald Realty Interior

Phone: (250) 212-2010

