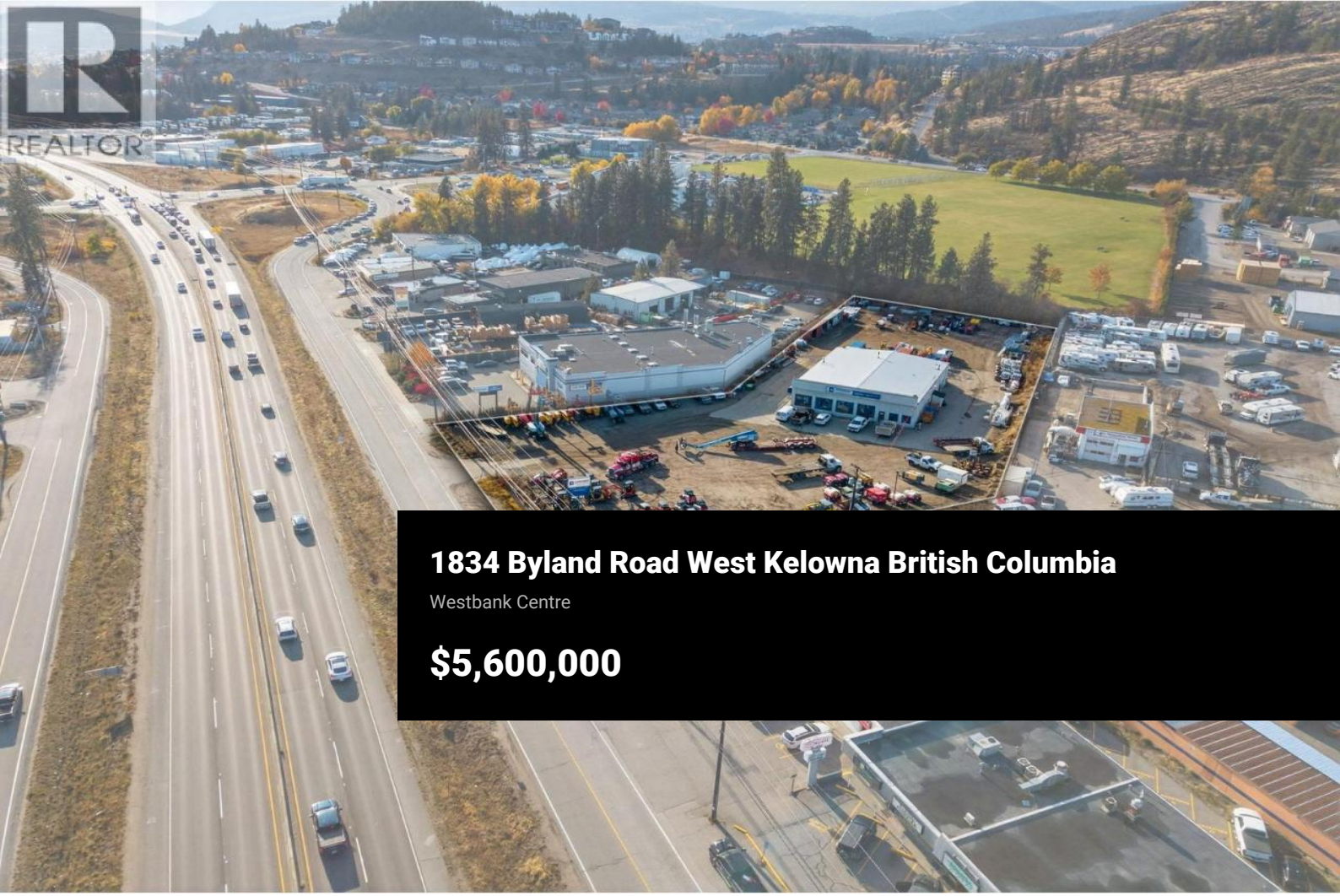


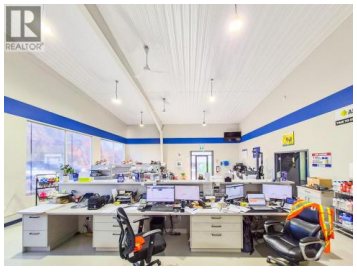
1834 Byland Road West Kelowna British Columbia

Westbank Centre

$5,600,000





High-profile commercial investment opportunity prominently located along Highway 97 in West Kelowna. Situated on approximately 2.18 acres, this property offers exceptional highway exposure, excellent visibility, and convenient access to the surrounding West Kelowna commercial and industrial areas. The property is improved with an approximately 7,500 sq. ft. commercial building, complemented by a substantial yard area well suited to equipment storage, outdoor operations, and vehicle circulation. Currently leased to Cooper Equipment Rentals, a recognized national equipment rental company, the property provides an attractive opportunity for investors seeking an income-producing asset in a highly accessible, established commercial location. Zoned C4 - Service Commercial, the property offers flexibility for a variety of commercial uses and potential longer-term owner-occupier and/or redevelopment opportunities. A rare opportunity to acquire a sizeable, high-exposure commercial property along one of the Okanagan's primary transportation corridors. (id:6769)

Lee Levering

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