



1905-1907 Baron Road Kelowna British Columbia

Dilworth Mountain

\$7,800,000



An exceptional opportunity to acquire a fully leased, income-producing property in the vibrant Dilworth-Enterprise area. This well-maintained asset features two buildings totaling 19,189 SF on a 1.17 acre lot with C2 zoning. Built in 2008 and held by the same owner since, the property is home to 9 tenancies, providing stable cash flow. Building 1 offers 12,683 SF, while Building 2 provides 6,506 SF, with flexible unit sizes ranging from 831 SF to 2,929 SF. The property benefits from professional management by Associated Property Management and ample on-site parking with 47 surface stalls. Positioned in Kelowna's Home Improvement Corridor, just a minute from Highway 97, Costco, and Canadian Tire, the site combines convenience with high visibility. Priced at \$404/SF of Gross Leasable Area with a 4.53% cap rate. A rent roll is available upon signing a Non-Disclosure Agreement. (id:6769)

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