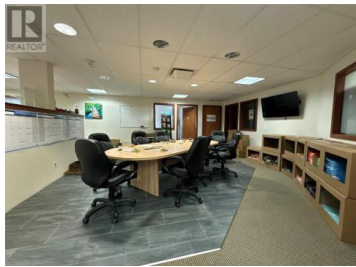


## 184 Adams Road 201A Kelowna British Columbia

North Glenmore

# \$14

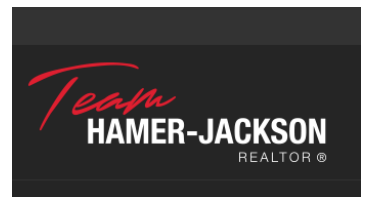


Versatile commercial space combines 5,267 SF of 2nd floor office space with 2,039 SF of warehouse and a bonus 759 SF of mezzanine/storage space. Located in the highly desirable Reid's Corner area of Kelowna this space has it all. The 2nd floor consists of 10 private offices, large open work area, kitchenette/lunchroom, private washrooms, and ample storage. The main floor warehouse is equipped with 18' ceilings, a single grade-level loading bay with a 10' x 12' overhead door, 200-amp single phase power and contains a storage room, utility room, washroom and a walk-up mezzanine/storage area. Strategically located in a well-established industrial area with I2 zoning and convenient access to Highway 97. The sublease runs through to the end of 2027, with the potential for a longer term. Excellent onsite parking with 8 stalls available. (id:6769)

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