



309 Carion Road Kelowna British Columbia

Lake Country East / Oyama

\$5,600,000

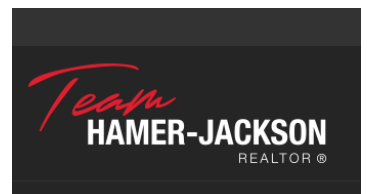


Opportunity for an owner-occupier business or prudent investor! 1 acre industrial property with 22,000 SF building (two sections of 10,000 SF each + 2,000 SF bonus mezzanine). Yard Space and flow-thru access for larger trucks (Carion thru to Tilley). 5.7% yield assuming \$15/SF leaserates. 19'7" ceiling heights to centre-point of steel beams in Warehouse. Zoned I-2 General Industrial. Just 10 minutes to Kelowna International Airport, and under 5 minutes to the Jammery, Grey Fox Brewing, Save-on-Foods, Shopper's Drug Mart, Tim Hortons, A&W, McDonalds, BCLiquor and IGA. Expansion on adjacent lands is a possibility. (id:6769)

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