



314 Totem Avenue Kelowna British Columbia

Rutland North

\$3,180,000



Priced at assessed value!! Excellent location, stand-alone Industrial Warehouse. Approx 8,000 sq.ft with an approx. 10,000 sq.ft. fenced compound. 2-storey, Bay doors, mezzanine, front entry counter and offices. Currently 2 years left on net lease at \$13/sq. expiring Nov. 2027. Add'l rents includes Insurance, Property Tax, approx. \$2,766.00. Tenant pays utilities. Market reflects a higher lease rate for the property upon maturity of the lease. Possibility of warehouse expansion. Strata plan was designed by the neighbours for future development but never pursued. Property title shows bare land strata. No strata fees, no strata corp. All information and measurements deemed approximate only and should be verified by the Buyer(s) agent(s). (id:6769)

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