

470 Beaver Lake Road Kelowna British Columbia

Lake Country East / Oyama

\$2,199,900



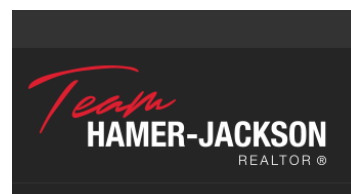
Rare opportunity to purchase a stand alone warehouse investment property in Kelowna's highly sought-after industrial corridor at 470 Beaver Lake Road. The property is secured by a triple-net lease for another 15 months with a national pet food manufacturer, with renewal options in place - you can elect to terminate the lease and take over occupancy of the space or you can extend to the current tenant or lease to a new tenant! Room for income improvement. Lease expires in January 2027. It includes a 4,700 SF cinderblock building, an enclosed 960 SF storage area, and additional yard space--ideal for operations and potential expansion. Recent upgrades--such as A/C installation, an expanded lunchroom, commercial-grade fans, and new doors and windows. It's a well-maintained facility. (id:6769)

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