



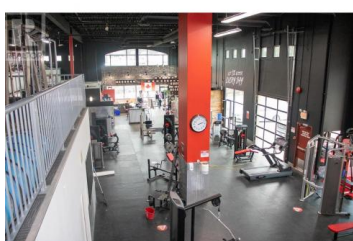
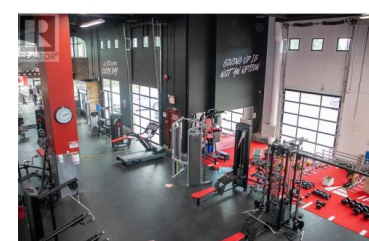
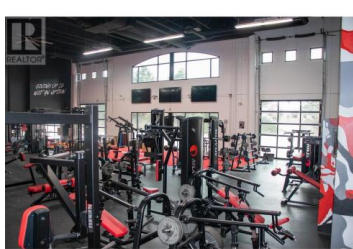
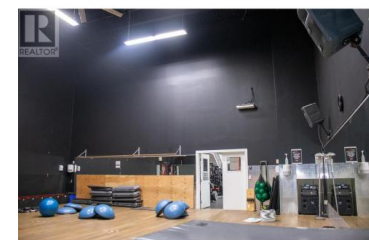
IR REALTOR®



2476 Westlake Road 6-10 West Kelowna British Columbia

West Kelowna Estates

\$6,650,000



Rare opportunity to PURCHASE a remarkable 15,654 sq. ft. industrial strata unit in West Kelowna's bustling commercial center. Located at 2476 Westlake Road, these prime units are made up of 5 individual units offers unparalleled visibility and accessibility, just minutes from downtown Kelowna and the hub of West Kelowna. This fully equipped, former gym space is now available and ready for immediate access. Perfect for fitness centers, training facilities, or other health and wellness businesses. Key Features: Total area: 15,654 sq. ft., including 12,088sq. ft. on the main floor and 3,566 sq. ft. mezzanine. Flexible I-1 light industrial zoning, perfect for a wide range of businesses. 5 minutes from downtown Kelowna, placing you at the center of West Kelowna's industrial activity. Exceptional Amenities: 5 Overhead Doors: Five 14 x 16-ft overhead doors, ideal for easy access and logistics. Showroom & Lobby: A stylish front entrance with a showroom lobby to showcase your business. Interior Construction: Featuring extensive glazing for abundant natural light. Washrooms & Showers: Multiple built-in washrooms, showers, and a locker room for staff convenience. Office Space: Includes dedicated office areas for administrative needs. Parking: Ample on-site parking, including dedicated stalls and additional visitor parking, ensuring ease of access for employees and clients. Potentially ...



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