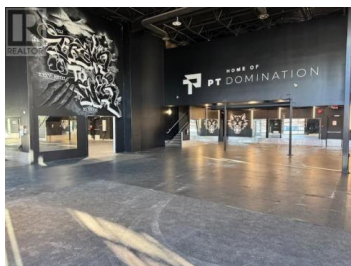




## 2476 Westlake Road 7 West Kelowna British Columbia

West Kelowna Estates

# \$1,373,600



For Sale: 5-Unit Strata Complex in West Kelowna's Industrial Hub - Individual Units Available: Unit 7: 3,232 sq. ft. (main floor + second floor) Address: 2476 Westlake Road, West Kelowna, BC A rare opportunity to own individual strata units in a versatile 5-unit industrial complex located in West Kelowna's prime industrial district. This 15,654 sq. ft. property, featuring a 12,088 sq. ft. main floor and 3,566 sq. ft. mezzanine, offers customizable spaces ideal for a variety of business needs. Situated minutes from downtown Kelowna, it provides excellent visibility and easy access for clients and employees.

Property Highlights:

- oUnit Sizes: oUnit 6: 2,400 sq. ft. oUnit 7: 3,232 sq. ft. (main floor + second floor) oUnit 8: 3,275 sq. ft. (main floor + second floor) oUnit 9: 3,481 sq. ft. (main floor + second floor) oUnit 10: 3,266 sq. ft. (main floor + second floor)
- oUnit Sizes: 2,400 - 15,654 sq. ft., with 21-ft ceilings for mezzanine configurations.
- oZoning: I-1 Light Industrial for diverse business applications.

Key Features:

- oOverhead doors (14 x 16 ft) for easy logistics.
- oHigh-quality construction (built in 2005) with natural light-filled spaces. Ideal for commercial service, light manufacturing, warehousing, education facilities and fitness centers.

Parking & Accessibility: Ample on-site parking (id:6769)



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