



## Industrial Road West Kelowna British Columbia

West Kelowna Estates

**\$20,000,000**



RARE 5.6 ACRE INDUSTRIAL OPPORTUNITY. A turnkey industrial package in the heart of the West Kelowna Business Park. Potential for rezoning and redevelopment, very rarely do these large west Kelowna FREEHOLD properties come available. This offering includes three properties, 1304, 1320 and 1334 Industrial Road, currently operating as Trans Canada Lumber Inc and Trans Canada Truss Inc. The sites collectively span approximately 5.6 acres, with I1 and C4 zoning. Together they feature around 40,000 sq ft of building space and have had substantial upgrades, including new electrical, updated plumbing and roofs. Included is roughly \$3 million in inventory, covering everything from in-store product and lumber to trucks, forklifts, tools and equipment. It's a rare chance to acquire a fully established industrial operation with seamless integration from lumber supply to prefabricated trusses. The properties offer excellent access from both Stevens Road and Industrial Road, positioned in one of West Kelowna's most active commercial zones. Perfect for investors or operators looking for significant land, infrastructure and a long-standing business in one comprehensive purchase. (id:6769)

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