



## 8750 Jim Bailey Crescent 109 Kelowna British Columbia

\$799,000

Industrial strata unit totalling approx. 2,482 SF in the new Jim Bailey Industrial Centre. Large warehouse area with up to approx. 26' clear ceiling height, oversized overhead door (12' x 14'), 200 AMP 3-phase electrical, gas heat, overhead lighting & circulation fan, and fire suppression sprinklers. Main floor has a small reception or office space and rear washroom. Staircase to an open mezzanine level that could be utilized as office/storage space or potentially could be leased as a secondary unit as it also contains the unit's second washroom. 3 designated parking stalls to the front of the unit. I3 zoning allows a wide variety of industrial uses. Easy access to Highway 97 N, minutes away from Kelowna International Airport, Highway 33, and the Cities of Kelowna and Lake Country. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<https://www.commercialbc.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[shannonstyles@gmail.com](mailto:shannonstyles@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.