



131 Tilley Road Kelowna British Columbia

\$5,989,000

5% CAP Rate - Prime Industrial Property with Large Yard Space at 131 Tilley Road, Kelowna, BC This impressive industrial property, built in 2003, is set on a substantial 1.915-acre lot, offering extensive yard space along with approximately 12,000 sq. ft. two-story warehouse. Located in Kelowna's bustling industrial zone, this property is a perfect fit for businesses needing flexibility and room for growth. Property Highlights: o Building Size: 12,000 sq. ft. total, including 11,000 sq. ft. on the main floor and 1,000 sq. ft. on the second floor-optimized for operational efficiency. o Land Area & Yard Space: Expansive 1.915 acres with a large yard area, ideal for parking, outdoor storage, equipment staging, or potential property expansion. o Zoning: I3 - Flexible zoning supports various industrial and commercial activities, from warehousing to light manufacturing. Key Features: Permitted Uses: With I3 zoning, this property supports a broad range of industrial activities: 1. Manufacturing & Assembly 2. Warehousing & Distribution 3. Transportation Terminals 4. Storage Yards - Ideal use of the large yard space for heavy equipment, vehicles, and materials. 5. Wholesale Trade 6. Contractor Services 7. Recycling & Salvage 8. Utilities & Public Services 9. Research Labs 10. Transportation Equipment Repair (id:6769)

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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