



## 1625 Dilworth Drive 205 Kelowna British Columbia

\$1,290,000

I2 Industrial Zoned property, located right in the heart of Kelowna, a modern strata title unit, with three parking spaces. The Shop/bay area is 1,464 SF on the main level, Featuring 24' clear ceiling height, an at-grade load overhead door, Exterior glazing on 2 levels, and a modern high-quality office space, and 581 SF on the concrete enclosed mezzanine, collectively offering a total floor area of 2,045 SF. , three separate offices with commercial glazing, storage space, waiting area and mini kitchen all located on the mezzanine. Heating and cooling is separate from warehouse space. Constructed using tilt-up concrete, this is built to last. 10' X 12' bay door + man door on the front. Grade level includes a 2-piece handicap accessible washroom, a boardroom (with storage on top). Boardroom could be removed if the full bay space is required. IntraUrban Enterprise has been architecturally designed from the ground up for the needs of modern business. Unit 205 offers an exceptional opportunity to own functional warehouse/office space within Kelowna's central core. Unit 205 offers 1,464 SF on the main level, and 581 SF on the concrete-enclosed mezzanine, collectively offering a total floor area of 2,045 SF. Featuring 24' clear ceiling height, grade load overhead door, (id:6769)

Listing Presented By:



Originally Listed by:  
Faith Wilson Christies International  
Real Estate

<http://mycommercialbrokers.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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