



## 2646 Kyle Road 206 West Kelowna British Columbia

\$20

Units 205, 206 and 207 are now available to lease as one, two or three assembled leasable spaces. Each unit has its own mezzanine and 5 dedicated parking stalls, as well as ample additional space in the rear of the building. The construction of the second story of all units is steel with a polished concrete floor. Each unit has a clear ceiling height of 24ft. All units have grade level motorized loading doors at 10'w x 12'h. All units are also equipped with their own individual accessible washrooms, gas heaters for the large warehouse spaces including digital thermostats and 2 large electric ceiling fans. Each unit is equipped with a 3 phase 200 amp service that is individually metered. The lighting is high efficiency LED occupancy sensors. Each unit has been roughed-in with framing, plumbing and electrical to allow for indoor/vertical growers. Rough-ins can be removed and Landlord can provide open warehouse space if desired by Tenant. Building is "AS-NEW".

(id:6769)

Listing Presented By:



Originally Listed by:  
Sutton Group-West Coast Realty

<http://www.shaungreenaway.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
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.