



3310 Carrington Road 209 West Kelowna British Columbia

\$899,000

Brand-new, previously unoccupied shell unit that any future lessee/owner can do a permitted buildout to their liking! Located on Highway 97 in the heart of West Kelowna, this 3,152 SF strata-style warehouse unit is located at the newly constructed Carrington Business Park in West Kelowna. No property transfer tax and less than 15 minutes to Downtown Kelowna and 30 minutes to the Kelowna International Airport. The unit features 2,162.50 SF on the main floor and 990 SF on the second floor, ideal for office or residential use. Constructed with concrete exterior walls and 24' clear ceilings, the space includes a 12' x 12' grade-level overhead door, 200-amp 3-phase power, and 4 dedicated parking stalls. The property offers 2 fully finished washrooms and the unique potential for an upper-level living quarters with large windows providing abundant natural light—rare in industrial units. Zoned for Light Industrial uses including warehouse, office, and ancillary residential, with excellent signage opportunities and convenient access to transit, retail, and major amenities. (id:6769)

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