



## 3312 Appaloosa Road 4 Kelowna British Columbia

\$1,750,000

Excellent opportunity for an owner-occupier looking to secure a versatile strata unit featuring warehouse, shop and office space. Unit 4-3312 Appaloosa Road consists of three individual leased areas which could be made available upon short notice, or could allow for a combination of owner-occupier looking to occupy a portion of the strata unit, with income generating from the other spaces. The strata unit has a combined area of approx. 4,300 SF. Current configuration consists of 3 separate units including a 1,700 SF shop area with a professional office component, open warehouse space and an approx. 300 SF mezzanine; an approx. 900 SF warehouse space with an approx. 600 SF mezzanine; and a second floor separate office space. Both shop spaces have 14' bay doors. Bathrooms located in each unit. This strata unit also benefits from a fenced, side yard area and has 7 allocated parking stalls. Monthly strata fees are \$438.73 (incl. GST). Definitely a must see. Contact listing agents for more information or to arrange a tour. (id:6769)

Listing Presented By:



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