



4A 215 Neave Road Kelowna British Columbia

\$1,249,999

Strategically positioned with frontage on Hollywood Road, this 3,746 SF I1-zoned industrial strata unit is ideally situated to benefit from the City's ongoing Hollywood Road Extension, enhancing access, visibility, and connectivity throughout Kelowna's northeast industrial corridor. The property is comprised of a 2,646 SF main floor featuring reception area, office, a lunchroom, washroom, and a large warehouse with 24-foot clear ceilings and a 12-foot overhead bay door, along with a separately leased 1,100 SF second-floor office with its own washroom, providing immediate holding income. Both spaces are air conditioned, and the property includes 10 dedicated parking stalls—an exceptionally rare feature for a strata industrial unit of this size. This is an outstanding owner-user opportunity with supplemental rental income. Offered for sale at \$1,249,999.00.

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Listing Presented By:



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Coldwell Banker Horizon Realty

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