



2476 Westlake Road 6,7,8,9,10 West Kelowna British Columbia

\$6,195,000

Rare opportunity to PURCHASE a remarkable 15,654 sq. ft. industrial strata unit in West Kelowna's bustling commercial center. Located at 2476 Westlake Road, these prime units are made up of 5 individual units offers unparalleled visibility and accessibility, just minutes from downtown Kelowna and the hub of West Kelowna. This fully equipped, former gym space is now available and ready for immediate access. Perfect for fitness centers, wellness businesses, warehousing, distribution, retail with warehousing needs, various light industrial uses, and commercial business. 12,088sq. ft. on the main floor and 3,566 sq. ft. mezzanine. Flexible I-1 light industrial zoning. 5 minutes from downtown Kelowna, placing you at the center of West Kelowna's industrial activity. 5 Overhead Doors 14 x 16-ft overhead doors, ideal for easy access and logistics. Showroom & Lobby: A stylish front entrance with a showroom lobby to showcase your business. Interior Construction: Featuring extensive glazing for abundant natural light. Washrooms & Showers: Multiple built-in washrooms, showers, and a locker room for staff convenience. Ample on-site parking, including dedicated stalls and additional visitor parking, ensuring ease of access for employees and clients. Owners are not willing to split up into smaller spaces. (id:6769)

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