

# Industrial Road West Kelowna British Columbia

$13,000,000

A generational opportunity to secure a prime commercial industrial property in West Kelowna. This expansive 5.6-acre freehold industrial assembly includes three strategic parcels at 1304, 1320, and 1334 Industrial Road, offering a highly sought-after combination of I1 and C4 zoning. Currently home to Trans Canada Lumber Inc. and Trans Canada Truss Inc., the site presents immediate operational utility alongside massive potential for future rezoning and high-density redevelopment. The property features approximately 40,000 sq. ft. of functional, heavily upgraded building space benefiting from new electrical systems, updated plumbing, and modernized roofs. Exceptionally positioned with dual-street access from Stevens Road and Industrial Road, this high-exposure asset anchors one of the region's most dynamic commercial corridors. This is an unmatched acquisition for forward-thinking investors or owner-operators seeking substantial land, turnkey infrastructure, and long-term upside in a single transaction. (Note: Price is for Land and Buildings. Inventory and the business operations can be purchased separately, but is not a requirement). (id:6769)


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REAL ESTATE SERVICES

**Stilhavn Real Estate Services Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com



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