



Jim Bailey Road Kelowna British Columbia

\$4,750,000

Outstanding, income generating, industrial investment opportunity for an owner-occupier or an investor searching for a multi-tenant industrial property. Complex sits on 1.01 acres and includes 5 separate buildings totalling approx. 13,500 SF with 6 units, all of which are fully tenanted. Three stand-alone buildings feature approx. 500 SF of office space and approx. 1,500 SF of warehouse space. A larger building has two units one with approx. 500 SF of office space and approx. 3,000 SF of warehouse and the other with approx. 750 SF of office space and approx. 2,000 SF of warehouse. There is a smaller building totalling approx. 1,250 SF.

Warehouse spaces feature ground-level loading bays with overhead doors, ceiling heights of approx. 18 ft, and 3 phase power. All units are separately metered. Interior of complex is paved, and a complex perimeter fence offers semi-secure yard space. Great opportunity for an owner-occupier to take-over one of the units while generating cash flow from the others. (id:6769)

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