



## 2476 Westlake Road 100 West Kelowna British Columbia

\$1,299,000

CAP RATE 5.92% + NNN (Forward Projection): Exceptional value in a high-demand industrial zone. This 4,000 sqft I1-zoned property is ideal for light industrial uses including indoor recreation, distribution, alcohol production, high-tech, retail, and service commercial. Fully leased to a long-standing, reliable tenant operating over 8 years, now midway through a 3-year NNN lease--offering consistent, hands-off income. Strata-titled and competitively priced, this is a smart buy for investors seeking stable returns or business owners planning for future use. Prime location, proven tenant, solid upside--this property delivers. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com