



# 1090 Stevens Road West Kelowna British Columbia

\$2,500,000

1090 Stevens Road in West Kelowna offers an exceptional opportunity for an owner-occupier, with additional development potential. Situated on 0.54 acres, the property features a 4,546 sq. ft. service commercial building with three drive-through overhead doors, ample power capacity, a retail reception area, private offices, and mezzanine storage. Enjoy excellent exposure along Highway 97, just 5 km from the William R. Bennett Bridge. The owner recently completed a Phase 1 Environmental Site Assessment, and the space will be available for owner occupancy by April 2028. A strong covenant tenant provides rental income in the interim, allowing a future owner time to plan their occupancy and explore the property's development potential. (id:6769)

Listing Presented By:



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Venture Realty Corp.

<http://www.venturecommercial.ca/>



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