



737 Stremel Road 18 Kelowna British Columbia

\$585,000

This premium industrial property offers versatile space tailored for a wide array of industrial and commercial operations, including: Microbreweries and Food Manufacturing: Facilities optimized for small- to medium-scale food processing, packaging, and regulatory compliance | Construction Supply, Wholesalers and Distributors: efficient areas for the storage, organization, and distribution of construction materials and equipment | Small Manufacturing: Configurable spaces for specialized manufacturing, including furniture, fashion, tools, and other custom products | Recreational Storage: Secure, high-capacity storage solutions for vehicles, equipment, or recreational assets. Centrally located Stremel Centre, just off Highway 97, close to the airport. Zoned I2 - General Industrial. This end unit warehouse is 822 sq.ft., with an additional 188 sq.ft. finished mezzanine. Approximately \$30,000 of Leasehold Improvements. Warehouse has 20' ceilings, 14' high x 12' wide overhead door. Sink in warehouse, as well as a separate 2-piece bathroom with accessible access. Main Entry into a large foyer, with rubberized flooring and recent paint. Large office in mezzanine is carpeted. Main door at back of warehouse. 3 parking stalls at the front door. Ceiling-suspended natural gas heating unit, plus electric baseboard heating in mezzanine office. Schedule a private tour of this exceptional industrial property. Measurements approximate, verify if important. (id:6769)

Listing Presented By:



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Royal

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