



1939 Bredin Road Kelowna British Columbia

\$1,370,000

****5% Cap Rate at market lease rates upon renewal**.** Buyer is compensated on the sale price to make up for the underperforming current lease until its expiration in January 2027. 3,662 sq. ft freestanding commercial building on 0.17 acre of land in the busy Springfield and Spall commercial area of Kelowna. Located directly on the corner of Bredin and Kent Road, with easy access to Springfield, Spall, Highway 97, and within close proximity to the Landmark Business Park, downtown Kelowna and Orchard Park Mall. This building has 5 overhead doors (three 10' and two 12' clearance), and has been demised with 2 offices, 2 bathrooms and 2 mezzanines all at opposite ends of the building that could have 2 completely different tenants under one roof. The parking is second to none with an abundance on site that will beat any strata complex! The future land use for this property is RCOM (Regional Commercial Corridor) as per the City of Kelowna's OCP. This I1-zoned building has been the location of an automotive shop for close to 40 years that currently has a tenant in place until January 31, 2027. Phase I Environmental Site Assessment has been completed and available for review. (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.