



## 470 Beaver Lake Road Kelowna British Columbia

\$1,600,000

Venture Commercial is proud to present this rare opportunity to purchase a fantastic investment property with standalone warehouse in Kelowna's highly sought after industrial corridor at 470 Beaver Lake Road. The property has a secure triple net lease in place with a national pet food manufacturer with a term of 3+ years remaining with options to renew. It features a 4,700 +/- SF cinderblock building, and an enclosed 960 +/- SF storage area with additional yard area, offering ample space for business operations and future expansion. The owner's recent upgrades, including the installation of A/C, an expanded lunchroom, commercial-grade fans, new doors and windows, demonstrate pride in the property and a commitment to maintaining the facility. Please contact Nicola or Chris for further details and confidentiality agreement. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

<https://venturecommercial.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
[sbuck56@gmail.com](mailto:sbuck56@gmail.com)