

## 2543 Juliann Road 5 West Kelowna British Columbia

\$875,000

2,255 square feet of small bay industrial warehouse space - 1,743 square feet of main floor space and 512 square feet of 2nd floor/mezzanine space plus a small bonus storage area. Radiant heat, 21' ceiling height, washroom with shower, 12' x 14' overhead grade level door, and 3 phase 200 amp power. The strata unit is easily accessed off of Highway 97 and comes with 4 designated parking stalls. Strata fees are \$284.48/month. There is a fully permitted 10' x 20' prefabricated paint booth and 7' x 8' prefabricated mix room including a makeup air unit. Exterior of the building was fully painted in 2024. (id:6769)



Originally Listed by: Coldwell Banker Horizon Realty



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.