



2476 Westlake Road 104 West Kelowna British Columbia

\$18

Rare opportunity to lease a remarkable 15,555 sq. ft. industrial strata unit in West Kelowna's bustling commercial center. Located at 2476 Westlake Road, this prime corner unit offers unparalleled visibility and accessibility, just minutes from downtown Kelowna and the hub of West Kelowna. This fully equipped, former gym space is now available and ready for immediate access. Perfect for fitness centers, training facilities, or other health and wellness businesses. Key Features: Total area: 15,555 sq. ft., including 12,205sq. ft. on the main floor and 3,350 sq. ft. mezzanine. Flexible I-1 light industrial zoning, perfect for a wide range of businesses. 5 minutes from downtown Kelowna, placing you at the center of West Kelowna's industrial activity. Exceptional Amenities: Overhead Doors: Five 14 x 16-ft overhead doors, ideal for easy access and logistics. Showroom & Lobby: A stylish front entrance with a showroom lobby to showcase your business. Interior Construction: Featuring extensive glazing for abundant natural light. Washrooms & Showers: Multiple built-in washrooms, showers, and a locker room for staff convenience. Office Space: Includes dedicated office areas for administrative needs. Parking: Ample on-site parking, including dedicated stalls and additional visitor parking, ensuring ease of access for employees and clients. Potentially smaller units of 2450SF available for lease or Sale (id:6769)

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