



## 302 Hiram Walker Court 107 Kelowna British Columbia

\$479,900

Looking for a place to run your small business or just storage for your Okanagan Toys? Look no further than 'The Warehouse' in beautiful Lake Country! Situated just a short drive off Beaver lake Road, this 1,287 sq. ft (119.6 sq. metres) of small bay industrial strata is perfect for your business or storage needs! The unit measures 25' x 51.4' (7.63 m x 15.67 m). There are 20' high ceilings with a 12' x 14' overhead door and a man door at front and back. Zoned I2/I3. There are 3 designated parking spots in front of the unit. Equipped with gas heat, LED lighting and fire suppression sprinklers. Power is vast with 250 amp 120/208V 3-Phase power. Located just a short drive from Kelowna International Airport, the Cities of Kelowna and Lake Country. Low Strata fees are \$248.06+GST/month. Don't miss out on your opportunity to own this unit, book your viewing today! (id:6769)

Listing Presented By:



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