



3312 Appaloosa Road 4 Kelowna British Columbia

\$1,499,000

Units A and B offer a combined total of approximately 4,585 sq. ft. of well-appointed industrial space in Kelowna's desirable Reid's Corner industrial area. Unit A includes 1,834 sq. ft. on the main floor, 716 sq. ft. of second-floor office, and a 330 sq. ft. mezzanine, along with two washrooms, built-out offices, a floor drain, and a 12' x 14' overhead door. Unit B features 947 sq. ft. on the main floor plus a 758 sq. ft. mezzanine, one washroom, and a 12' x 14' overhead door. The strata lot includes seven dedicated parking stalls and a small gated/fenced side yard for additional utility. Strata fees: \$494.76/month. A versatile opportunity ideal for industrial, trades, warehousing, and service-commercial users, offering the flexibility to operate your business from one unit while generating income from the other. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty



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