

FOR SALE OR LEASE



2540 ENTERPRISE WAY, KELOWNA BC
STANDALONE BUILDING ON 2.99 ACRES

STEVE LAURSEN

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2540 Enterprise Way

A rare opportunity to lease a standalone building on 3 acres of land in the heart of Kelowna's retail district. The property is currently leased by Kelowna Ford Lincoln who have been successfully operating in this property since it was built in late 2002. Kelowna Ford Lincoln has purchased a new site to expand their business and will be moving out in Spring 2020.

THE OPPORTUNITY

Municipal Address:

2540 Enterprise Way, Kelowna BC

Site Size:

2.99 Acres with 227 feet of frontage on Enterprise Way and 203 parking stalls on site

Building size:

Main Floor:	16,708 sq.ft
Second floor:	1,988 sq.ft
Total SF:	18,696 sq.ft
Site coverage:	12.8%

Zoning:

I-2 General Industrial allowing a wide variety of uses including automotive sales and servicing, warehouse sales, equipment rentals and recreational sales

Property Taxes:

\$76,728.00 (2019)

Possession:

Spring 2020

Price:

Lease: \$19/sf

Sale: \$8,500,000



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ABOUT THE BUILDING

Main Floor: 16,708sf

Second floor: 1,988sf

Total SF: 18,696sf



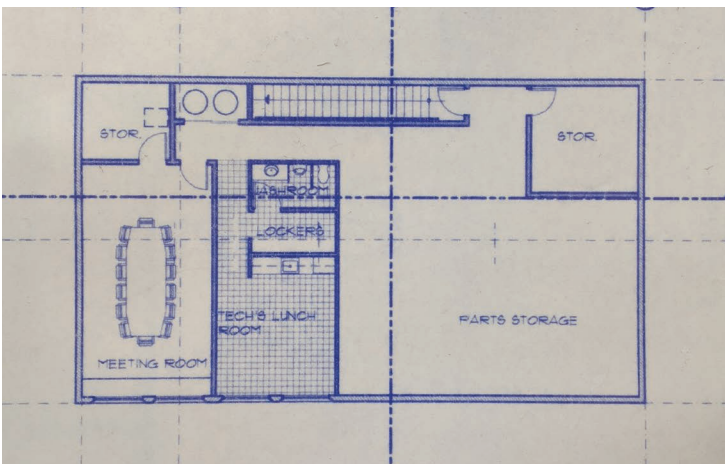
Parts & Service: 12,035sf

- 11 Service Bays
- 2 wash bays
- Covered drive up service bays
- Parts department



Showroom: 6,537sf

- 14 offices
- Reception
- Service desk
- Customer lounge
- 2 public washrooms
- 1 private washroom
- Staff lunchroom



Second Floor

- Boardroom
- Parts storage
- Tech lunch room
- Tech locker room and washrooms

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LOCATION MAP



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