

2320 - 2322
HUNTER
ROAD



FOR SALE
INCOME PRODUCING INDUSTRIAL BUILDING

2320 - 2322 HUNTER ROAD, KELOWNA BC

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



PROPERTY DETAILS



MUNICIPAL ADDRESS

2320 - 2232 Hunter Road, Kelowna BC



YEAR BUILT

2320: 1980

2322: 1989



BUILDING SIZE

2320: 4,210 SF

2322: 1,898 SF

Total: 6,108 SF



LOT SIZE:

0.23 acres

100' X 100'



ZONING

A1



LEASE EXPIRATION

December 2022



LEASE RENEWAL

1 - 2 year term



TAXES

\$13,258 (2020)



PRICE

\$1,750,000

THE OPPORTUNITY

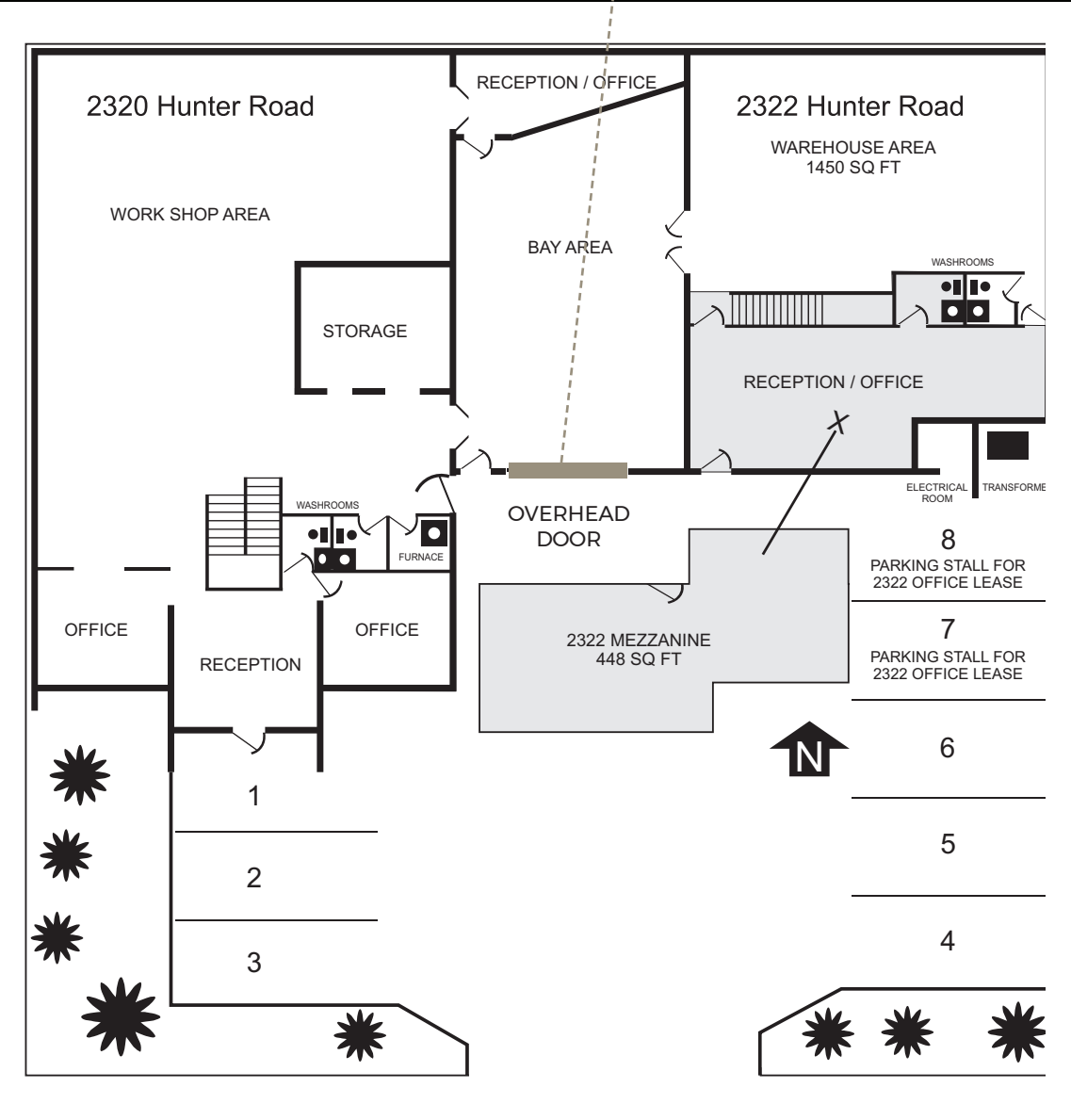
Opportunity to purchase an income producing industrial building in the heart of Kelowna's retail district, just off of Enterprise Way. This centrally located building offers recent upgrades including the roof with two long term tenants who wish to stay.





FEATURES

- Exclusive parking lot with 8 stalls
- Generous work shop areas throughout the building
- Mezzanine located in 2322 providing an additional 448 SF
- Excellent signage opportunity on Hunter Road
- 10,000 SF exclusive lot
- 400 AMP service, 2-200 AMP service to each unit
- Grade load 13.5' x 12' OH door at front of building



NOTABLE UPGRADES

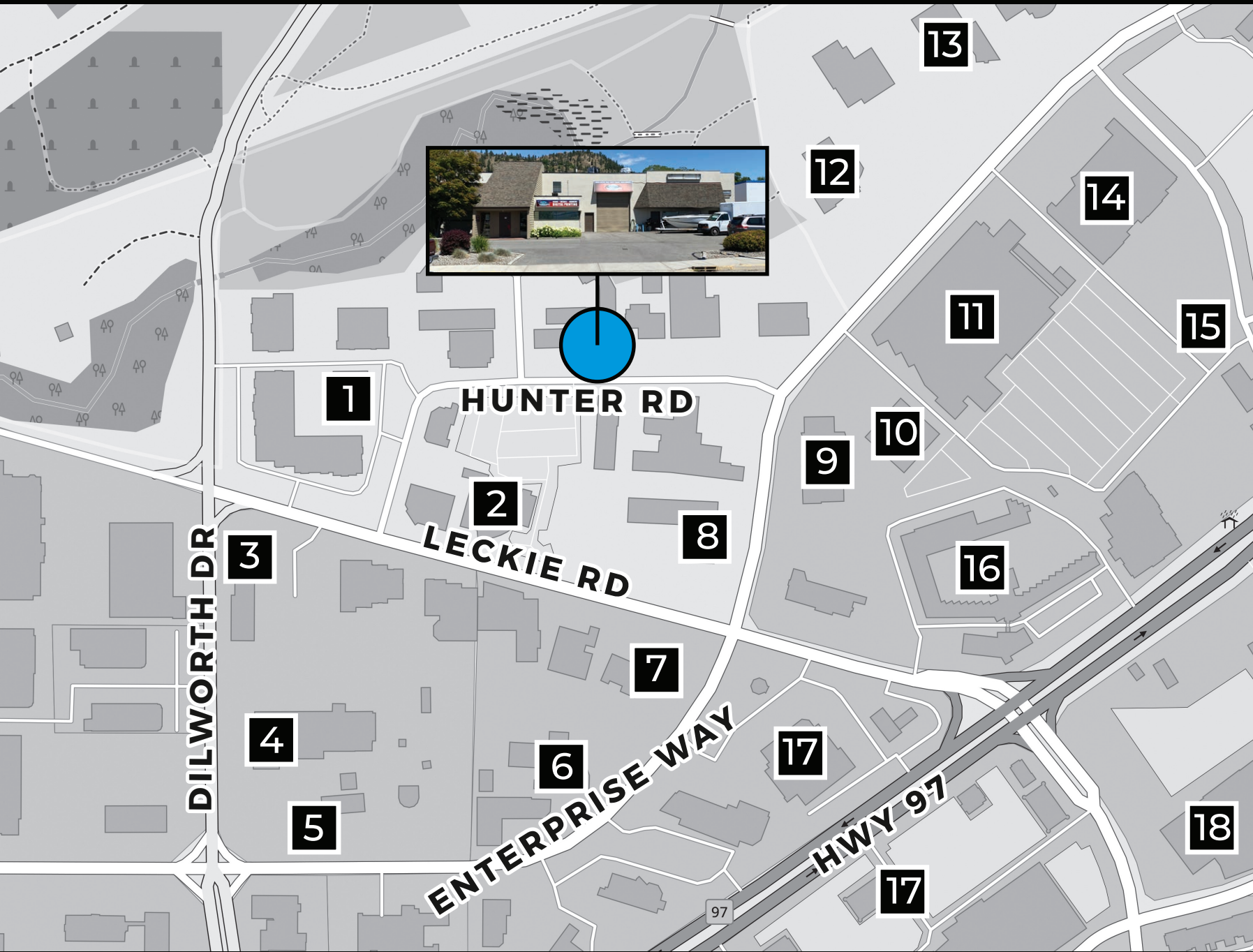
- Fresh exterior paint in 2019
- New roofing completed on 2320 in 2018
- New roofing completed on 2322 in 2021
- Front parking lot recently re-paved in 2017

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LOCATION OVERVIEW



1. Autofocus Glass
2. McIntosh Centre
3. Kal Tire
4. OK Tire
5. Kelowna Ford Lincoln
6. Martin Motor Sports
7. Valley Mitsubishi
8. Kelowna Chrysler Dodge Jeep
9. Kelowna Chrysler Auto Service
10. Golf Town
11. Home Depot
12. Kelowna BMW
13. Harmony Honda
14. Michaels
15. Starbucks
16. Best Western
17. Kelowna Chevrolet
18. Dilworth Shopping Centre
19. Canadian Tire

CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



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