

1  
2543  
JULIANN



# MIXED USE INDUSTRIAL STRATA SPACE FOR SALE IN WEST KELOWNA

1 – 2543 JULIANN ROAD, WEST KELOWNA  
5,660 SF – AVAILABLE IMMEDIATELY

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





## THE OPPORTUNITY

1-2543 Juliann Road presents a rare opportunity to purchase a corner unit that allows for a wide variety of uses. Unit #1 has been fully completed with class A finishings throughout the two floors, and includes a full shop/warehouse space with 22 FT clear ceiling heights and an at grade OH door. This space offers a spacious automated boardroom space, 9 offices on the second floor, dedicated electrical/server room, employee lunch room, and two bathrooms.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

1 – 2543 Juliann Road,  
West Kelowna



### BUILDING SIZE

Ground: 3,660 SF  
(2,040 SF Office Space,  
1,620 SF Shop Space)  
2nd Floor: 2,000 SF  
Total: 5,660 SF



### ZONING

I1



### PARKING

7 Stalls:  
5 in the front and 2 in the rear



### POSSESSION

IMMEDIATE



### STRATA FEE

\$301.34/month



### PRICE

\$1,810,000





# FEATURES

- One exclusive at grade loading bay with 12'x14' OH door
- 4 Independent ethernet networks throughout building
- Automated board room
- Shop space with 22 FT clear ceiling height
- HVAC System
- 9 offices on second floor
- 200 AMP, 3 phase service, fully surge protected
- Dedicated electrical/server room
- Vacant upon possession
- Abundance of glazing for ample natural light throughout the second floor offices

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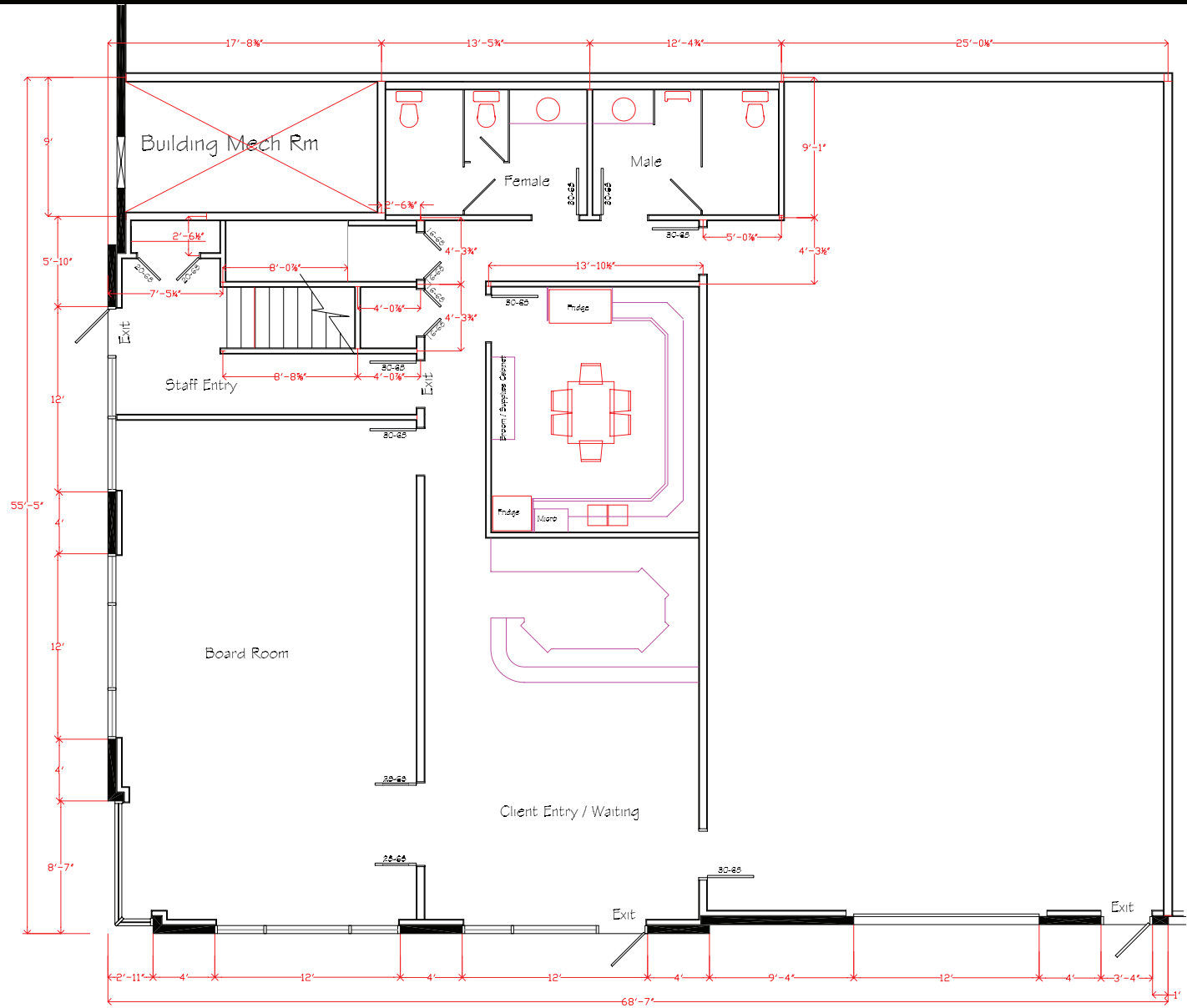


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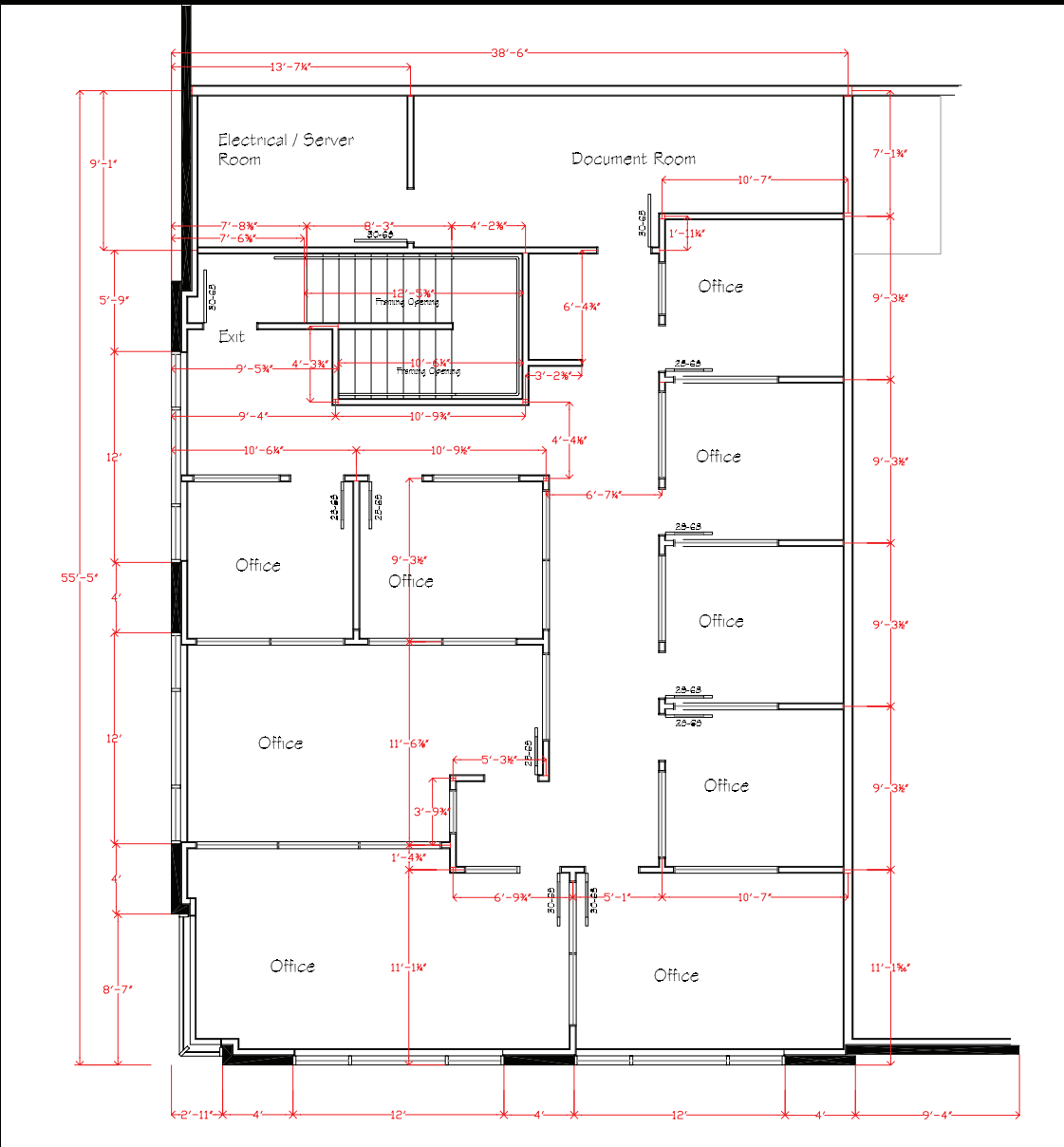


# FLOOR PLANS

MAIN FLOOR - 3,660 SF  
(2,040 SF OFFICE SPACE, 1,620 SF SHOP SPACE)



UPPER FLOOR- 2000 SF





# LOCATION OVERVIEW

This unit is conveniently located just 8 minutes from Downtown Kelowna and 8 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from Metro Vancouver via the Okanagan Connector, which is just minutes away from Juliann Road.



# WHY WEST KELOWNA?

- Population growth
- Community driven
- Cost effective
- Opportunity to expand
- First point of entry from Metro Vancouver

# DRIVE TIMES



**8 MIN**  
TO DOWNTOWN  
WEST KELOWNA

**15 MIN**  
TO DOWNTOWN  
KELOWNA

**30 MIN**  
TO KELOWNA  
INT'L AIRPORT

**4 HRS**  
TO VANCOUVER

**7 HRS**  
TO CALGARY



# CONTACT

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