

105 - 2030



MATRIX CRESCENT

105

STRATA OFFICE / WAREHOUSE FOR SALE

105 - 2030 MATRIX CRESCENT, KELOWNA BC

3,299 SF

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



PROPERTY DETAILS



MUNICIPAL ADDRESS

Unit 105

2030 Matrix Court, Kelowna BC



YEAR BUILT

2021



UNIT SIZE

Ground - 2,325 SF

Mezz - 974 SF

105 Total SF - 3,299 SF



LOADING

One at grade loading bay
with 12' X 12' OH door at
front of unit



PARKING

3 Reserved stalls
and multiple shared stalls



LISTING PRICE

\$1,567,025



ZONING

CD15



POSSESSION

Immediate

THE OPPORTUNITY

Matrix Business Centre offers the newest opportunity for businesses to grow within the Airport Business Park. Businesses will be able to accommodate their warehouse and office needs within a brand new Precast concrete development that offers flexibility with 3,299 square feet and ample parking onsite. The Airport Business park combines both commercial and industrial zones within a quickly growing area of the Okanagan.

105 - 2030

MATRIX CRESCENT



FEATURES

- 24' Clear ceiling height
- 200 AMP 3 phase 120/208V power
- 1 at grade loading bay with a 12' X 12' OH door
- 300 lb psf load capacity on main floor
- Built-in open mezzanine with 100 lb psf load capacity
- HVAC stubbed into mezzanine
- Rough in plumbing for future washrooms provided
- Three reserved parking stalls

FLOOR PLAN

105

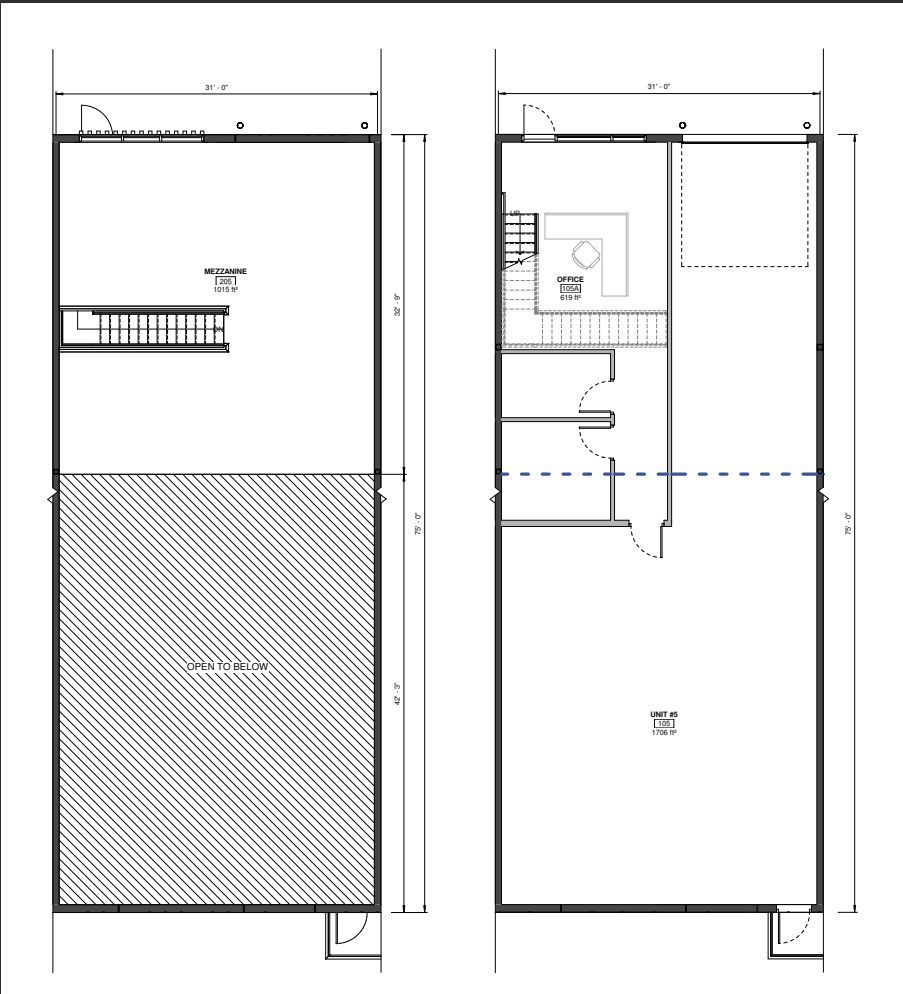
GROUND - 2,325 SF

MEZZ - 974 SF

TOTAL SF - 3,299 SF

GROUND

MEZZANINE

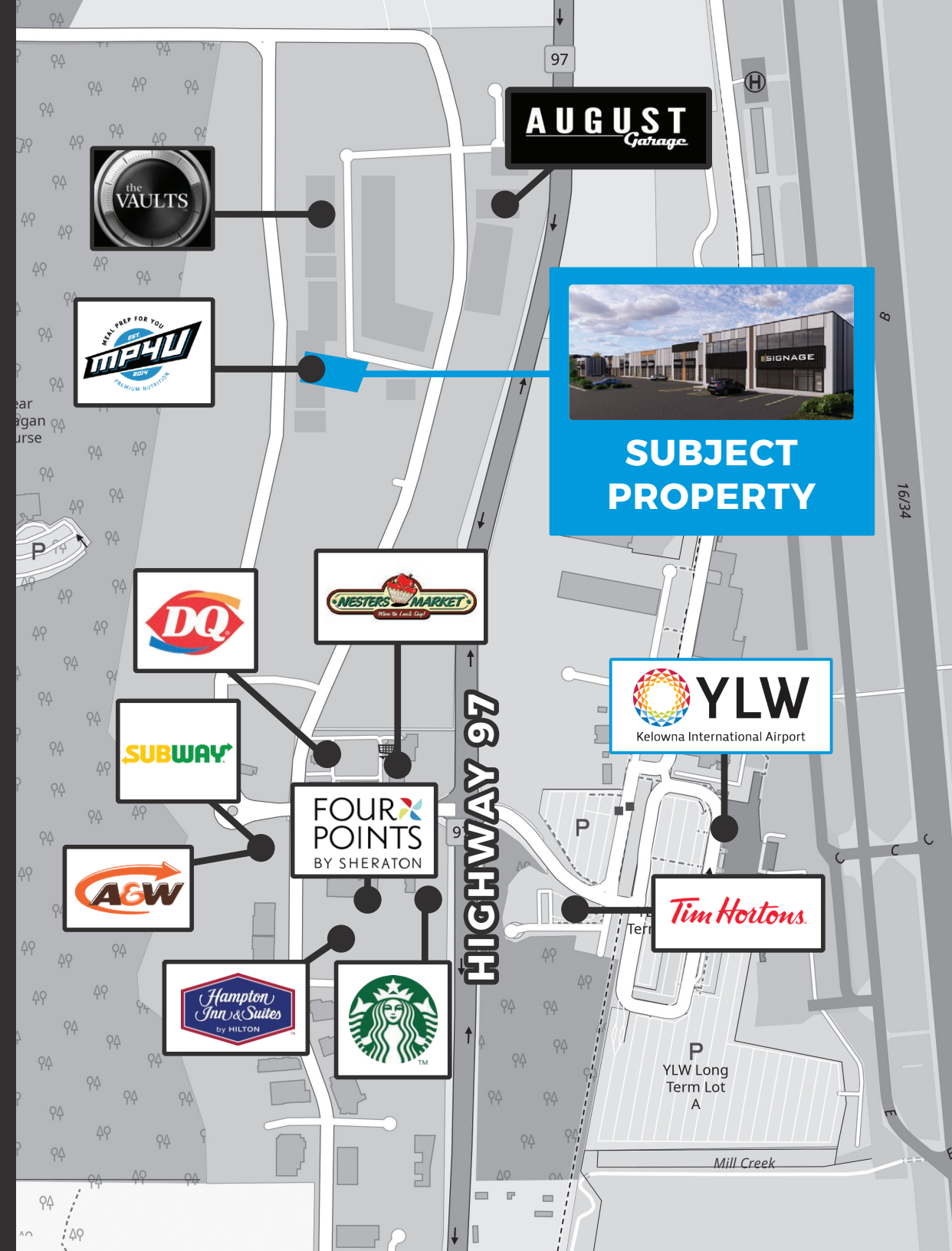
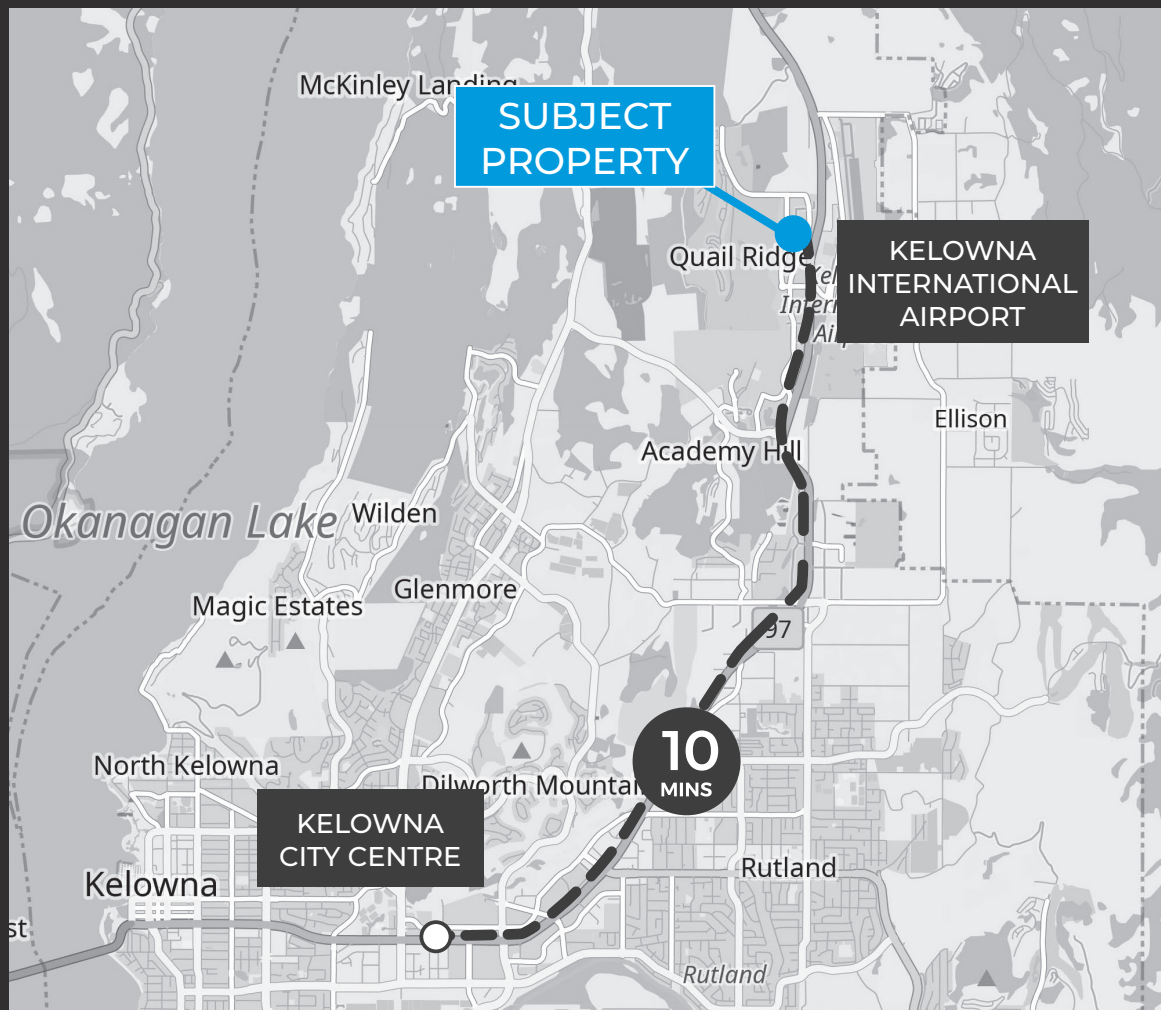


INTERIOR PHOTOS



105 - 2030
MATRIX
CRESCENT

LOCATION OVERVIEW



CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



ROYAL LePAGE
COMMERCIAL

105 - 2030

**MATRIX
CRESCENT**

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.