



WAREHOUSE & OFFICE SPACE
WITH YARD
FOR LEASE

DOWNTOWN KELOWNA | 990 RICHTER STREET | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

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THE OPPORTUNITY

990 Richter presents a rare opportunity to lease 5,561 SF of warehouse and office space in downtown Kelowna's industrial area. The warehouse features two overhead-grade loading doors with drive-through ability, 18'6" clear ceiling height, mezzanine, and a securely fenced yard at the front and rear. The office area can be converted to open warehouse with a clear ceiling height of 18'6" by removing t-bar ceiling. The current office features an open showroom area, 4 private offices, and an abundance of natural light.

PROPERTY DETAILS



MUNICIPAL ADDRESS

990 Richter Street, Kelowna BC



BUILDING AREA

5,561 SF



ZONING

I2



LEASE RATE

\$18.00 / SF



POSSESSION

January 2023



OFFICE



SIZE

2,721 SF

71' Deep | 38' Wide



FEATURES

- Open office / show room
- 4 Private offices
- 2 Washrooms
- Staff kitchen
- Direct access to warehouse area



* T-bar ceiling may be removed to provide further warehouse area with 18'6 clear height



WAREHOUSE



SIZE

MAIN
2,840 SF
71' Deep | 40' Wide

MEZZANINE (Bonus)
923 SF
71' Deep | 13' Wide

* Mezzanine area included in lease
at no additional cost

Total SF including mezzanine: 6,484 SF



CLEAR CEILING HEIGHT

MAIN WAREHOUSE 18'6 FT
UNDER MEZZ 9'4 FT



LOADING

2 Grade load overhead doors
with drive through capability
16' H x 14' W



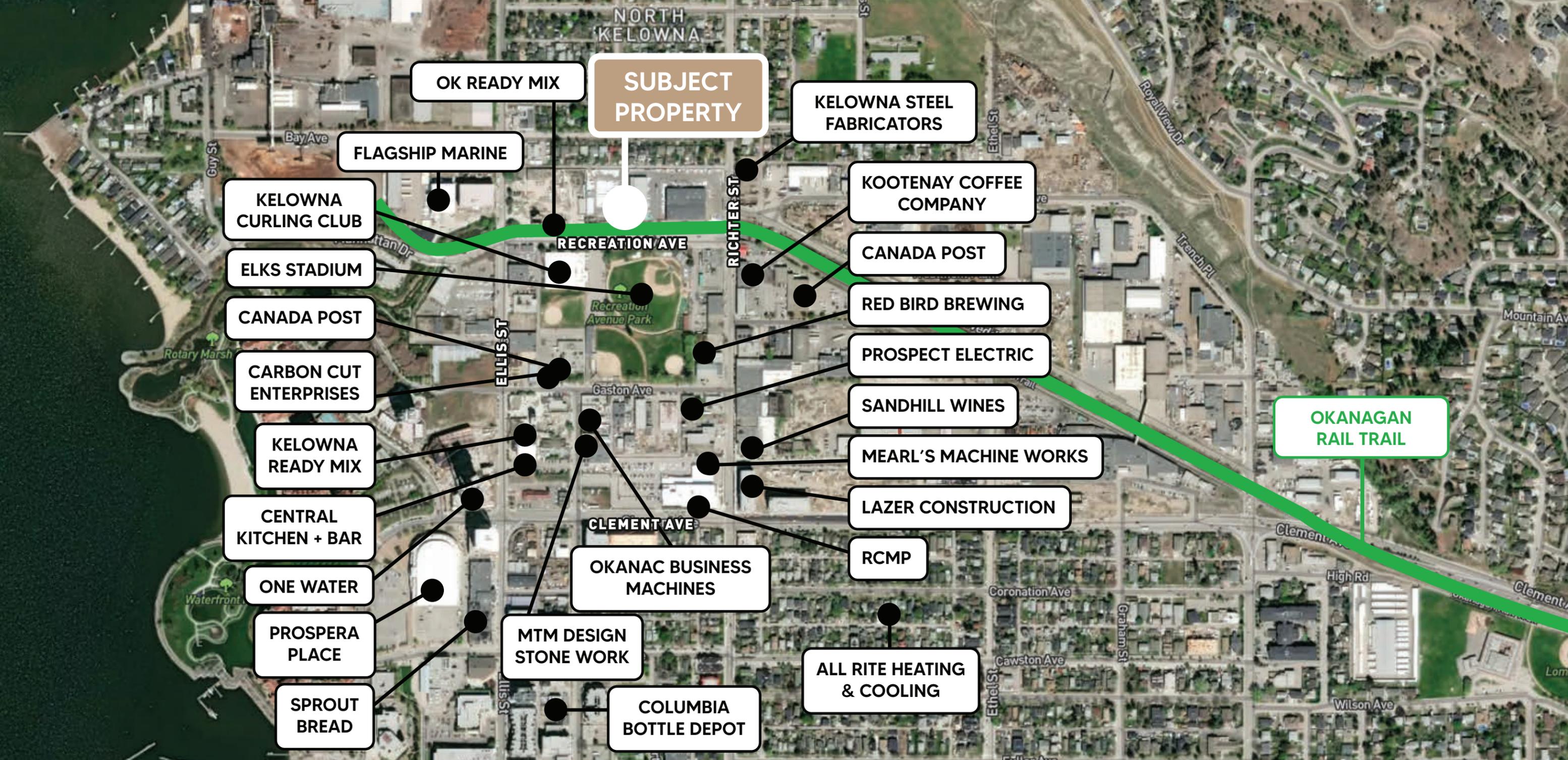
YARD

Fully fenced and secure

* Additional yard storage available upon request

LOCATION OVERVIEW

Centrally located within the Kelowna North Industrial Park, 990 Richter Street offers easy access to Highway 97 and the downtown core. Conveniently situated near multiple like-minded businesses, and steps away from a multitude of amenities including shopping, restaurants, cafes, and lakefront activities.





CONTACT

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