



FOR SALE

INDUSTRIAL UNITS LOCATED WITHIN
THE NORTH GLENMORE INDUSTRIAL HUB

UNIT 7 & 8 - 220 NEAVE ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

MICHAEL WHITE

604.818.7830

www.cbre.ca

CBRE



THE OPPORTUNITY

Discover an exceptional investment opportunity in the thriving North Glenmore industrial hub of Kelowna. Each unit offers 1,206 square feet of main-level space, boasting an impressive 22-foot clear ceiling height and an exclusive grade load overhead door per unit.

Unit 7 offers an added advantage—an enclosed mezzanine spanning 159 square feet, providing valuable extra usable space. Meanwhile, Unit 8 presents an unfinished mezzanine area, allowing for customization and an additional 244 square feet to suit your specific needs.

These units provide incredible versatility, whether you're expanding your business operations, starting a new venture, or seeking a strategic investment opportunity. You have the flexibility to purchase Units 7 and 8 individually to meet your unique requirements or combine them for a larger space.

PROPERTY DETAILS



MUNICIPAL ADDRESS

Unit 7 – 220 Neave Road
Unit 8 – 220 Neave Road
Kelowna, BC



UNIT SIZE

Unit 7	1,365 SF
Unit 8	1,206 SF
Combined	2,571 SF



ZONING

I1 | Light Industrial



YEAR BUILT

2006



STRATA FEES

\$241.20 / Month



PARKING

Shared on-site



POSSESSION

Immediate



LIST PRICE

Unit 7	\$566,475
Unit 8	\$500,490
Combined	\$1,066,965

FEATURES

- Units can be purchased individually or together
- Pass through door connecting both units (can be closed off if purchased individually)
- Large windows allow for ample natural light in the space
- Expansive parking lot



UNIT DETAILS

UNIT	GROUND FLOOR	MEZZANINE	TOTAL
7	1,206 SF	159 SF (Finished)	1,365 SF
8	1,206 SF	244 SF* (Unfinished)	1,206 SF (1,450 SF)
COMBINED			2,571 SF (2,815 SF)

*Bonus - unfinished mezzanine SF not included in \$/SF

CONSTRUCTION	Concrete tilt-up panels
LOADING	One exclusive electric grade load overhead door per unit 10' W x 12' H
CEILING HEIGHT	22 FT Clear
WASHROOMS	Ground floor finished accessible washrooms in each unit
RECIRCULATION FANS	Ceiling fans located throughout warehouse area in each unit
HVAC	HVAC installed throughout warehouse area in each unit





UNIT 7



UNIT 8



CONTACT

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stevelaursen@rlkcommercial.com

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