



PRICE REDUCTION  
NOW \$369.50 / SF

UNIT 7

UNIT 8

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](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA

COMMERCIAL

MICHAEL WHITE

604.818.7830

[www.cbre.ca](http://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	\$504,367.50
Unit 8	\$445,617.00
Combined	\$949,984.50



# 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

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com

MICHAEL WHITE

604.818.7830

michael.rm.white@cbre.com

CBRE

www.cbre.ca

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC\*), RLK Commercial, 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\*, RLK Commercial, 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.