

PRICE REDUCTION
NOW \$369.50 / SF



FOR SALE

INDUSTRIAL UNIT LOCATED WITHIN THE
NORTH GLENMORE INDUSTRIAL HUB

UNIT 7 - 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

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UNIT 7

THE OPPORTUNITY

Discover an exceptional investment opportunity in the thriving North Glenmore industrial hub of Kelowna. Unit 7 offers 1,206 square feet of main-level space, boasting an impressive 22-foot clear ceiling height and an exclusive grade load overhead door. This unit also has an added advantage—an enclosed mezzanine spanning 159 square feet, providing valuable extra usable space.

This unit provides incredible versatility, whether you're expanding your business operations, starting a new venture, or seeking a strategic investment opportunity.

PROPERTY DETAILS



MUNICIPAL ADDRESS

Unit 7 – 220 Neave Road
Kelowna, BC



UNIT SIZE

1,365 SF



ZONING

I1 | Light Industrial



YEAR BUILT

2006



STRATA FEES

\$241.20 / Month



PARKING

Shared on-site



POSSESSION

Immediate



LIST PRICE

\$504,367.50

FEATURES

- 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

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



CONTACT

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