



**FOR SALE**

**BUSINESS OR PREMIUM  
PERSONAL USE BAYS**

**STOREHOUSE | UNIT 204 & 205  
8920 GRIGG ROAD, KELOWNA BC**

**STEVE LAURSEN**

PERSONAL REAL ESTATE CORPORATION

**250.808.8101**

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

ROYAL LEPAGE KELOWNA

**COMMERCIAL**





## THE OPPORTUNITY

Introducing an exceptional opportunity to purchase business or premium personal use bays at Storehouse. Located within the Kelowna North industrial hub, these two side-by-side commercial strata units offer a range of features and options tailored to meet your needs. Each space provides a versatile canvas for workspace or additional personal use storage and garage space. Offering 2,376 square feet of space and 22-foot clear ceiling height, each unit includes one reserved parking stall and one loading bay, providing convenience and accessibility.

Whether you're looking to expand your business or seeking a premium personal use space, these units provide flexibility and a range of features to suit your needs. Purchase options are available, allowing you to acquire units individually or combined.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

Unit 204 – 8920 Grigg Road  
Unit 205 – 8920 Grigg Road  
Kelowna, BC



### UNIT SIZE

Unit 204	1,188 SF
Unit 205	1,188 SF
Combined	2,376 SF



### ZONING

I3 | Heavy Industrial



### YEAR BUILT

2018



### STRATA FEES

\$313.39 / Month



### PARKING

One reserved parking stall &  
one loading bay per unit



### POSSESSION

Immediate



### PID

Unit 204	030-449-766
Unit 205	030-449-774



### PURCHASE OPTIONS

Units may be purchased  
individually or combined



### LIST PRICE

Unit 7	\$586,000
Unit 8	\$586,000
Combined	\$1,172,000





205

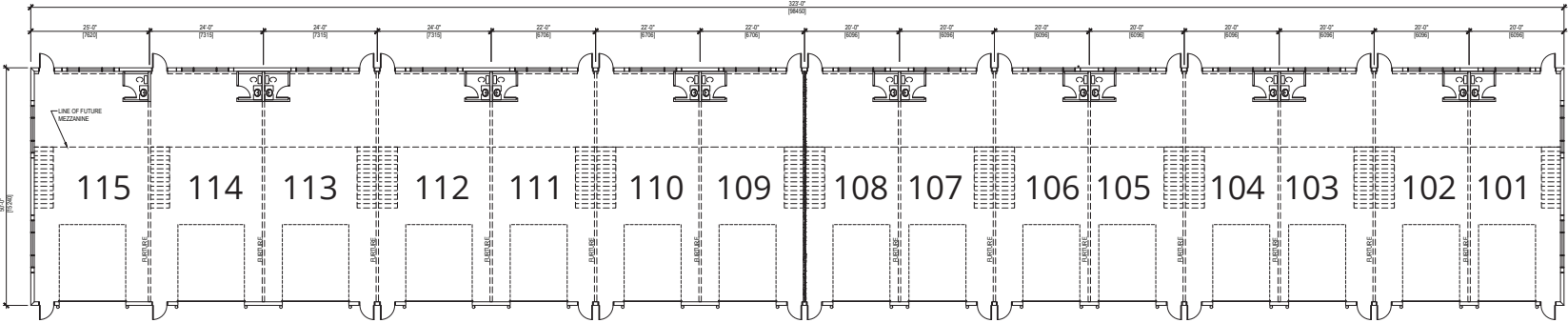
204



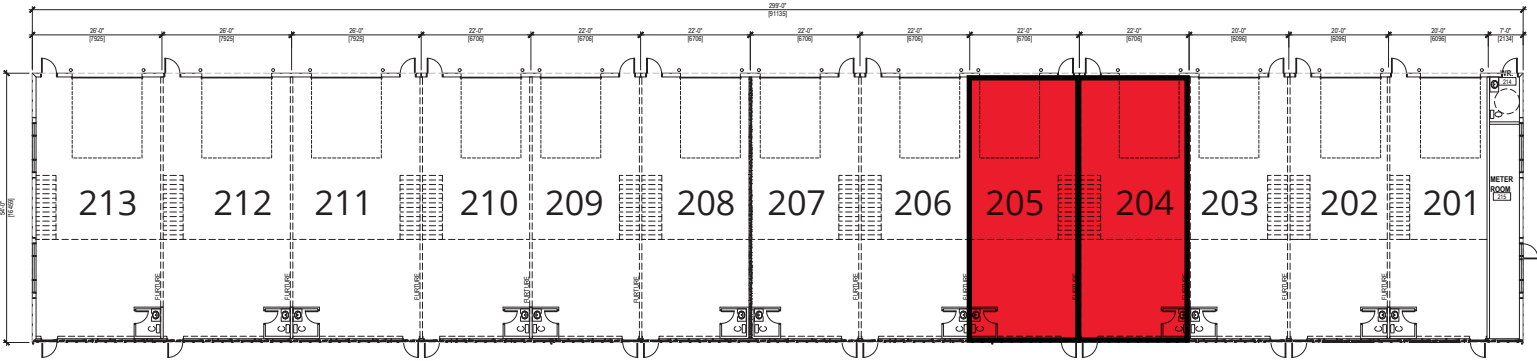
# FEATURES

CEILING HEIGHT	22-Foot clear ceiling height providing ample vertical space
PARKING & LOADING	<p>Each unit includes one reserved parking stall and one loading bay, ensuring convenience and ease of access.</p> <p>One exclusive 12’ W x 16’ H electric grade load overhead door per unit (smartphone compatible)</p>
WASHROOMS	Roughed-in plumbing allows for easy customization and build-out of washroom facilities
LIGHTING	<p>T-5 lighting fixtures throughout providing excellent illumination throughout the units.</p> <p>Large windows within the overhead door and a transom window in the rear wall allow for ample natural light into the space</p>
VENTILATION, HEAT, & HVAC	Ceiling fans, natural gas unit heater, and HVAC systems installed in each unit, ensuring proper ventilation and climate control
CONSTRUCTION & INSULATION	<p>9” Pre-cast concrete tilt up exterior walls</p> <p>Ready for paint, fully dry-walled ceilings and interior walls. Fully insulated and sound proofed ensuring privacy</p>
POWER	200 AMP, 3-Phase electrical service
DRAINAGE	Floor drain installed in ground floor slab

# BUILDING PLAN



BUILDING 1

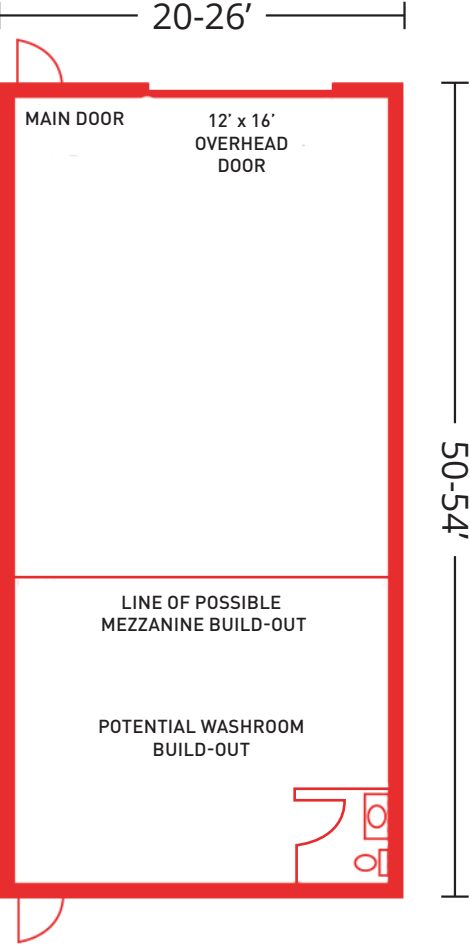


BUILDING 2



GRIGG ROAD

# FLOOR PLAN





# UNIT 204



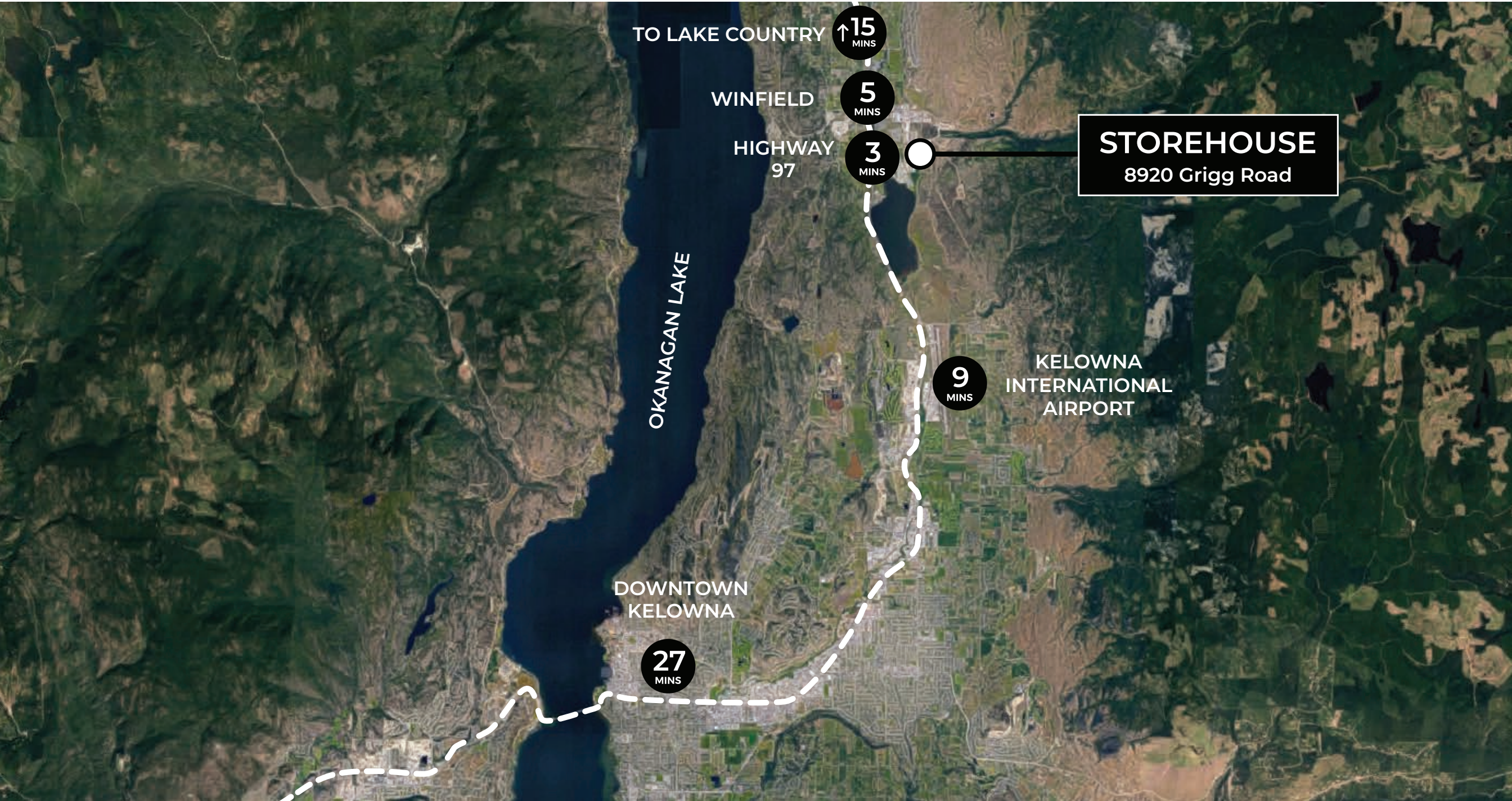


# UNIT 205





# LOCATION





# CONTACT

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