



FOR SALE

**BUSINESS OR PREMIUM
PERSONAL USE BAYS**

**STOREHOUSE | UNITS 204, 205, 206 & 207
8920 GRIGG ROAD, KELOWNA BC**

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

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 four 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 4,752 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, 205, 206, & 207
8920 Grigg Road
Kelowna, BC


 **UNIT SIZE**
Unit 204 1,188 SF
Unit 205 1,188 SF
Unit 206 1,188 SF
Unit 207 1,188 SF
Combined 4,752 SF


 **ZONING**
I3 | Heavy Industrial

 **YEAR BUILT**
2018

 **STRATA FEES**
\$313 / Month / Unit

 **POSSESSION**
Immediate

 **PID**
Unit 204 030-449-766
Unit 205 030-449-774
Unit 206 030-449-782
Unit 207 030-449-791

 **PURCHASE OPTIONS**
Units may be purchased individually or combined

 **LIST PRICE**
Unit 204 \$489,900
Unit 205 \$489,900
Unit 206 \$489,900
Unit 207 \$489,900

Combined \$1,959,600



207
206
205
204

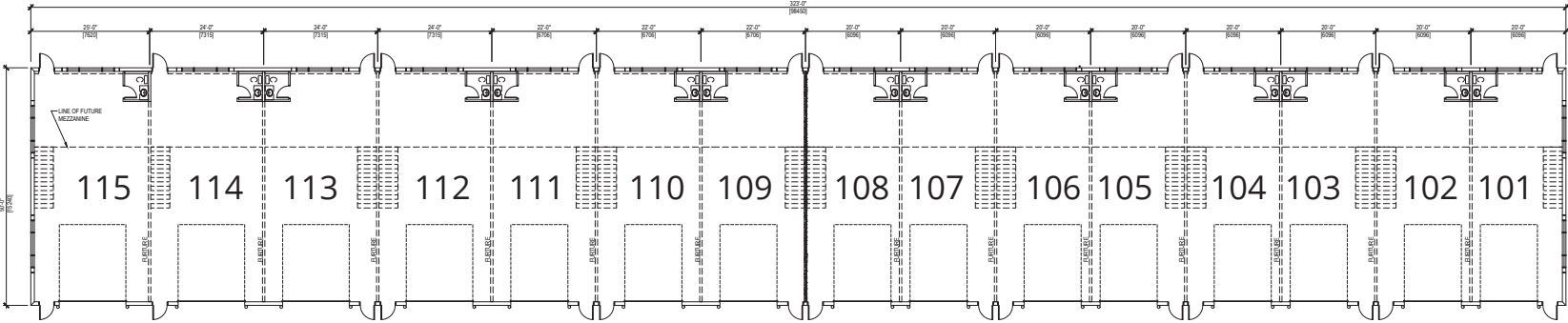
8920

STOREHOUSE
8930

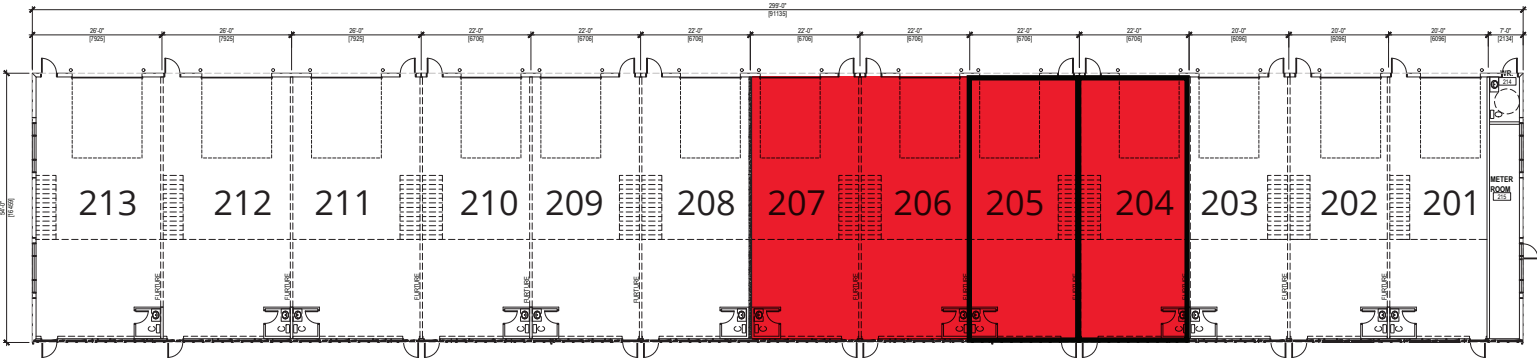
FEATURES

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

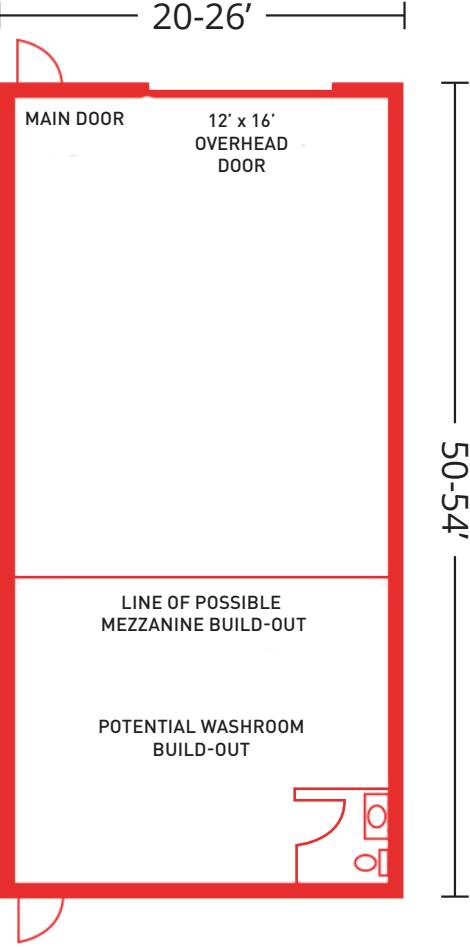


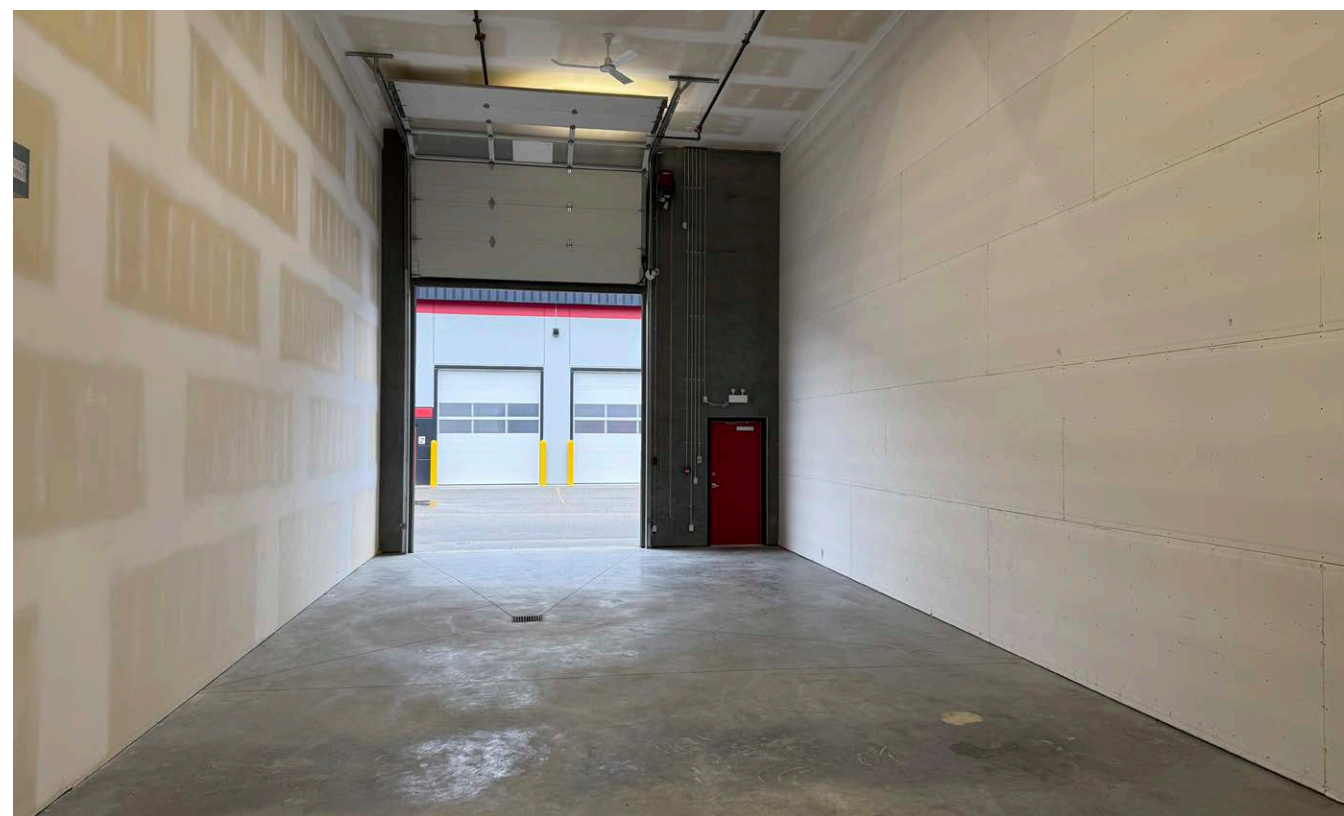
BUILDING 2



GRIGG ROAD

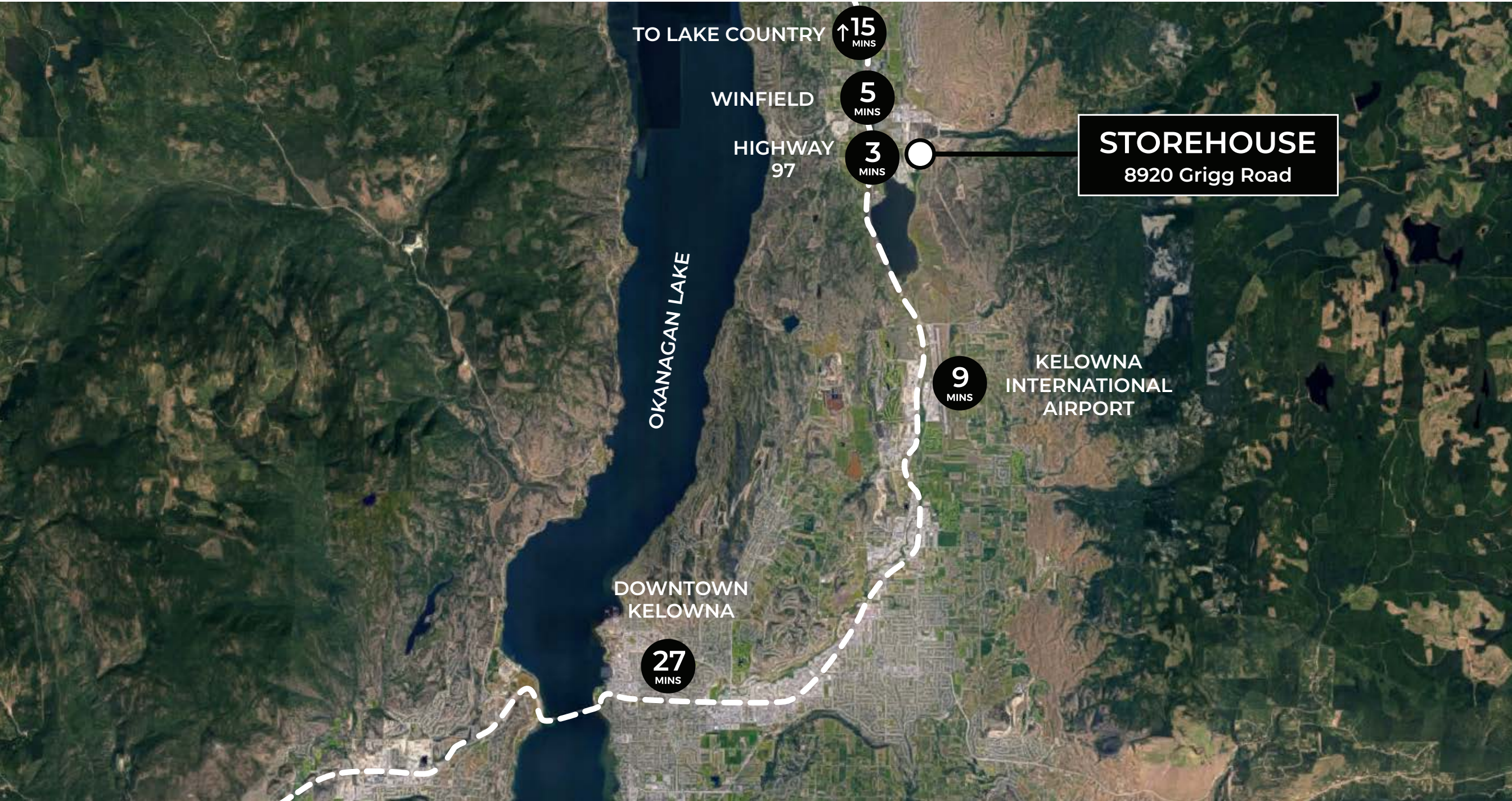
FLOOR PLAN







LOCATION



CONTACT

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