



FOR SALE

CENTRALLY LOCATED BUSINESS INDUSTRIAL UNIT
IN THE HEART OF KELOWNA'S RETAIL DISTRICT

2280-D LECKIE ROAD | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

2280-D Leckie Road provides a great opportunity to own 3,484 SF of business industrial space in Central Kelowna's busy commercial corridor, conveniently situated off Leckie Road between Dilworth Drive and Enterprise Way. This location offers favourable accessibility, with Orchard Park Mall, numerous dealerships, hotels, and Highway 97 all within a 1-kilometer radius. The unit was renovated in 2020 and provides a flexible workspace with office spaces, storage spaces, two bathrooms, two kitchens, lift elevator access to the second floor and access to the rooftop patio. Parking includes 8 designated stalls including one handicap stall and additional street parking.



LEGAL DESCRIPTION

Strata lot C, Plan KAS2324, District Lot 125&531, Osoyoos Div of Yale land district, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V

PROPERTY DETAILS



MUNICIPAL ADDRESS

2280-D LECKIE ROAD
KELOWNA BC



ZONING

I1 | BUSINESS INDUSTRIAL



BUILDING SIZE

3,484 SF



YEAR BUILT

1984



PROPERTY TAXES

\$9,375.89 (2023)



STRATA FEES

\$12,054.64 (ANNUALLY)



PID

025-006-932



PRICE

\$1,750,000



FEATURES

EXTERIOR PROPERTY FEATURES

- 8 designated parking stalls including one handicapped stall
- Patio Balcony
- Easily accessed off Highway 97

FIRST FLOOR FEATURES

- 2,024 SF
- Built-in single-person lift to the second floor
- 1 kitchenette
- 1 bathroom
- 6 offices
- Large open workspace
- Open entry/ reception area
- Numerous storage areas/ closets

SECOND FLOOR FEATURES

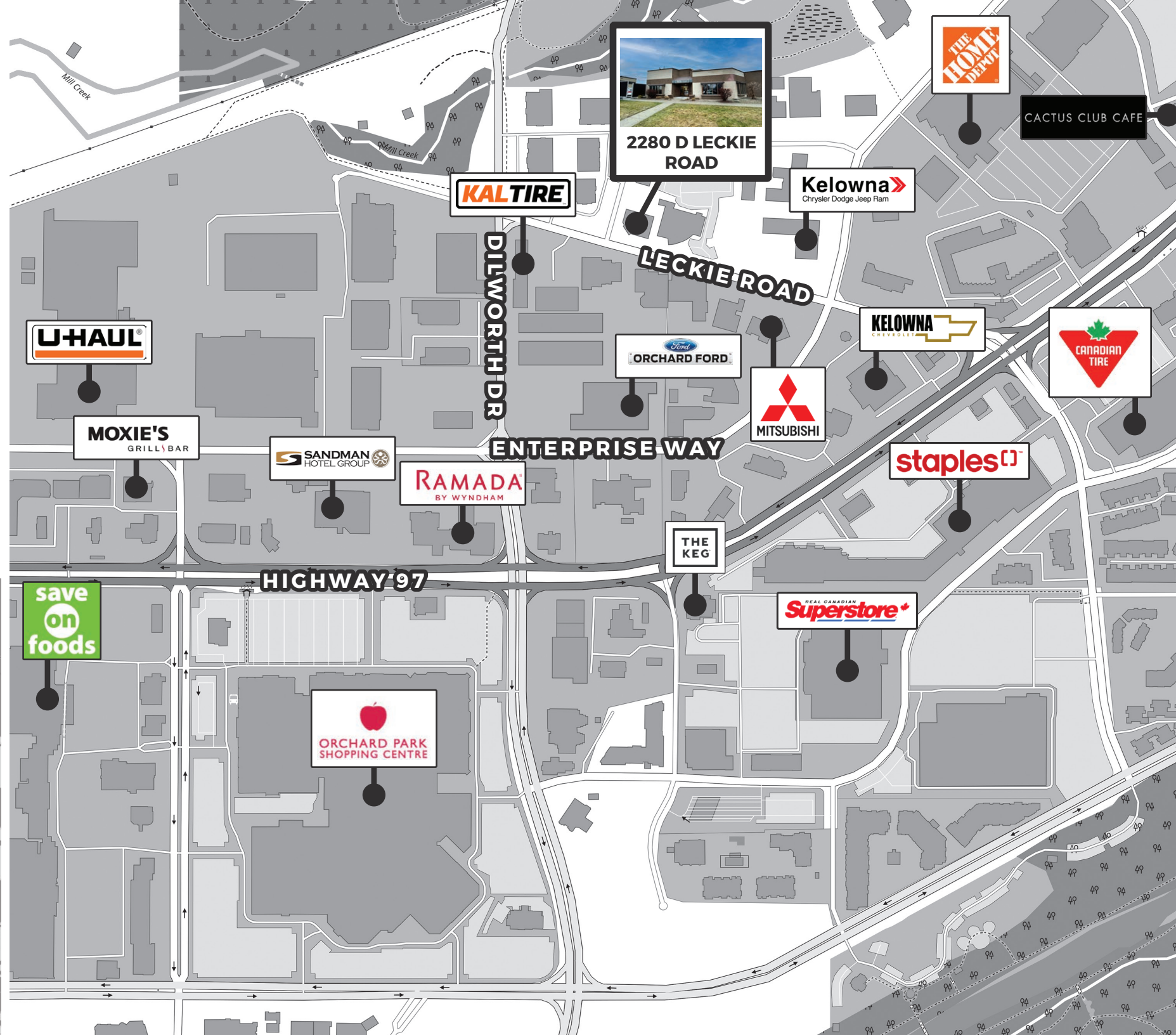
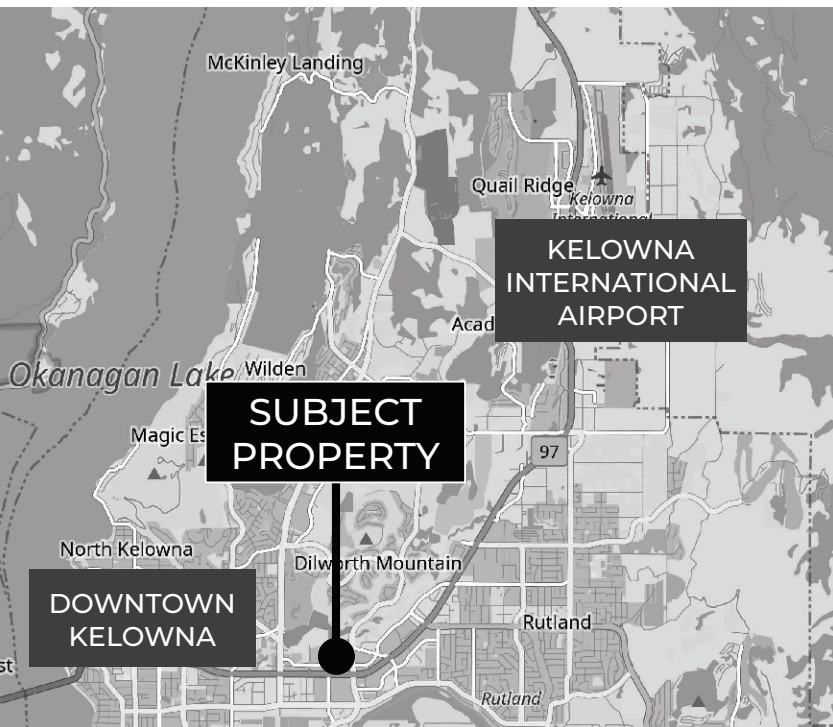
- 1,460 SF
- 1 full kitchen with a dishwasher, fridge, and sink
- 1 full bathroom with shower
- 2 offices
- 2 open workspaces
- 1 board room





LOCATION OVERVIEW

Located on Leckie Road, this property benefits from being on a high-exposure corner with easy access to and from Harvey Avenue/Hwy 97. This industrial market, located in central Kelowna, is a thriving sector with a diverse range of businesses, making it an attractive location for industrial investment.



CONTACT

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