

FOR SALE



A RARE CONCRETE INDUSTRIAL & SELF-STORAGE PROPERTY WITH EXPANSION POTENTIAL

61,422SF | Mixed-Use Industrial & Storage | West Kelowna

2470 & 2476 West Lake Road, West Kelowna BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

EXECUTIVE SUMMARY

We are pleased to present an opportunity to acquire 2470 and strata lots 1–4 at 2476 West Lake Road, West Kelowna, a highly unique, purpose-built industrial and self-storage property located within one of West Kelowna’s established freehold industrial nodes.

The Property totals 61,422 SF and consists of two distinct components. The first is a fully operating self-storage business comprising 40,186 SF of gross storage area with 181 physical units, providing established, in-place cash flow. The second is a 21,609 SF concrete industrial warehouse and office component with 27’ clear height, offering significant operational flexibility to occupy the space for an operating business, lease it to a third-party industrial user, or expand the storage operation by increasing storage density, subject to municipal approvals.

This exclusive offering is well suited for an entrepreneurial operator seeking immediate storage cash flow from an established business, paired with a flexible industrial component that can be occupied, leased, or integrated into an expanded storage strategy over time.



KEY INVESTMENT METRICS

- Total Building Area: 61,422 SF
- Gross Storage Area: 40,186 SF
- Net Rentable Storage Area: 32,893.5 SF
- Warehouse / Office : 21,609 SF
- Construction: Concrete
- Expansion Potential: Yes

INVESTMENT HIGHLIGHTS

Hybrid Industrial & Storage Platform

- Purpose-built concrete facility totaling **61,422 SF**
- Combination of personal mini storage, commercial storage, industrial warehouse, office, and specialty uses
- **181 physical units**, providing immediate, diversified in-place cash flow
- Approximately 65% of the building area configured for self-storage, with the balance offering functional industrial space

Expansion Potential

- Concrete structure engineered to support multiple levels
- **27-foot clear height** within the warehouse supports multi-level storage conversion
- Ability to increase rentable area over time through active repositioning

Specialty & Premium Infrastructure

- Commercial-grade 72-car lift
- Approved helicopter landing pad
- Second helicopter pad roughed in for future use
- Outdoor pressure washing station

Prime West Kelowna Location

- Two blocks from Highway 97 with exposure to approximately 70,000 vehicles per day
- Located on Stevens Road, a key secondary arterial road
- Strong visibility, access, and site circulation



PROPERTY DETAILS

WAREHOUSE AND STORAGE BUILDING

FEATURE	DETAILS
Address	Unit 7 – 2470 West Lake Road, West Kelowna, BC
Building Area	±42,472 SF
Construction	Concrete
Main Floor	±21,609 SF (mix of car storage, warehouse, and office)
Lower Floor	±21,236 gross SF (dedicated self-storage)
Clear Height	27 feet clear on main floor
Loading	Dock and grade loading
Expansion Potential	Yes
Year Built	2008
Legal Description	PID 028-533-933 Plan KAP91927, Lot 1, District Lots 505 & 506, Osoyoos Division, Yale District
Zoning	I1 – Light Industrial

DEDICATED STORAGE (STRATA UNITS)

FEATURE	DETAILS
Address	Units 120, 220, 320, and 428 – 2476 West Lake Road, West Kelowna, BC
Total Area	±18,950 gross SF
Construction	Concrete
Year Built	2008
Unit 120	±4,823 SF
Unit 220	±4,512 SF
Unit 320	±4,830 SF
Unit 428	±4,785 SF
Legal Descriptions:	PIDs 027-242-340, 027-242-358, 027-242-366, 027-242-374
2025 Property Taxes (Combined)	\$103,548.78
Zoning	I1 – Light Industrial
Price	Contact Listing Agent



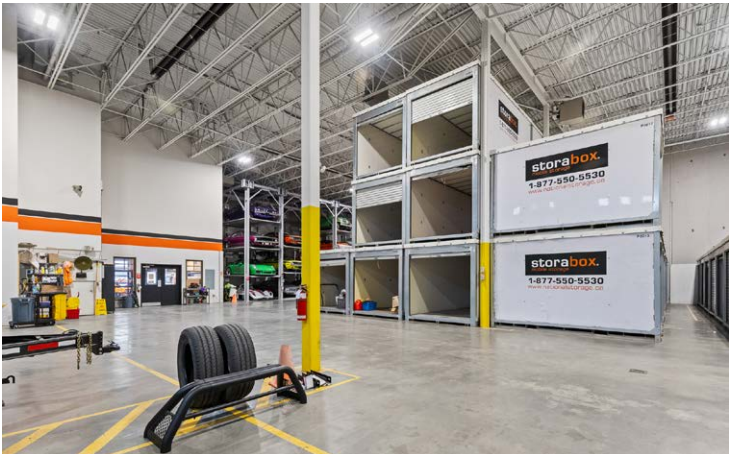
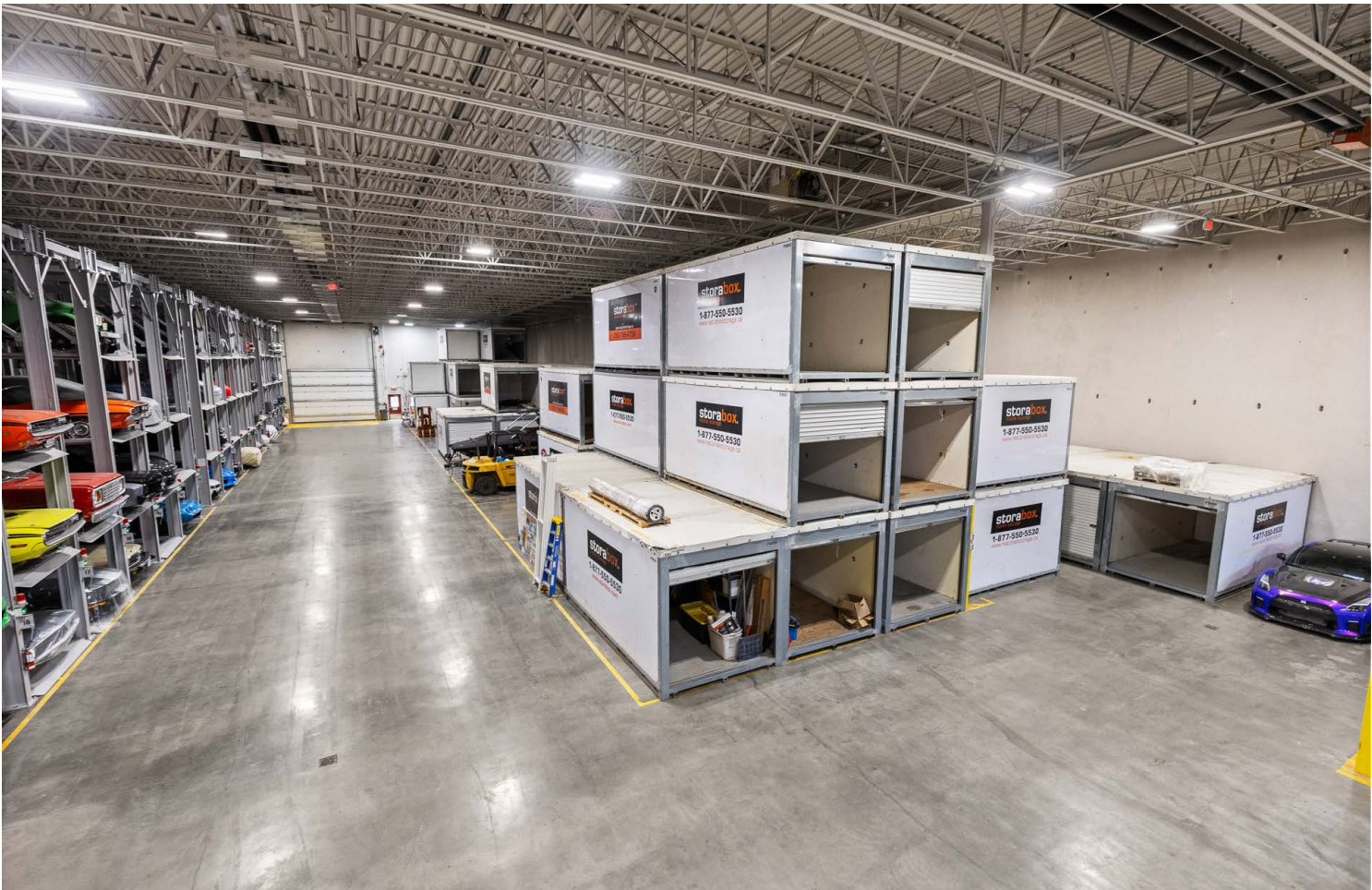
PROPERTY DETAILS

STORAGE SUMMARY

FEATURE	DETAILS
Drive-Up Units:	32
Interior Units	149
Total Units	181
Net Rentable Area	32,893.5 SF
Average Unit Size	181 SF
Finishes	Roll-up and garage-style doors
Car Storage	72 vertical car lifts (8' x 16')
Pod Storage	Mobile pods currently sold on an individual basis

DIVERSIFIED USES

- Personal self-storage
 - Commercial premium drive-up storage
 - Office space
- Luxury vehicle storage
 - Mailboxes
 - Mobile pod storage

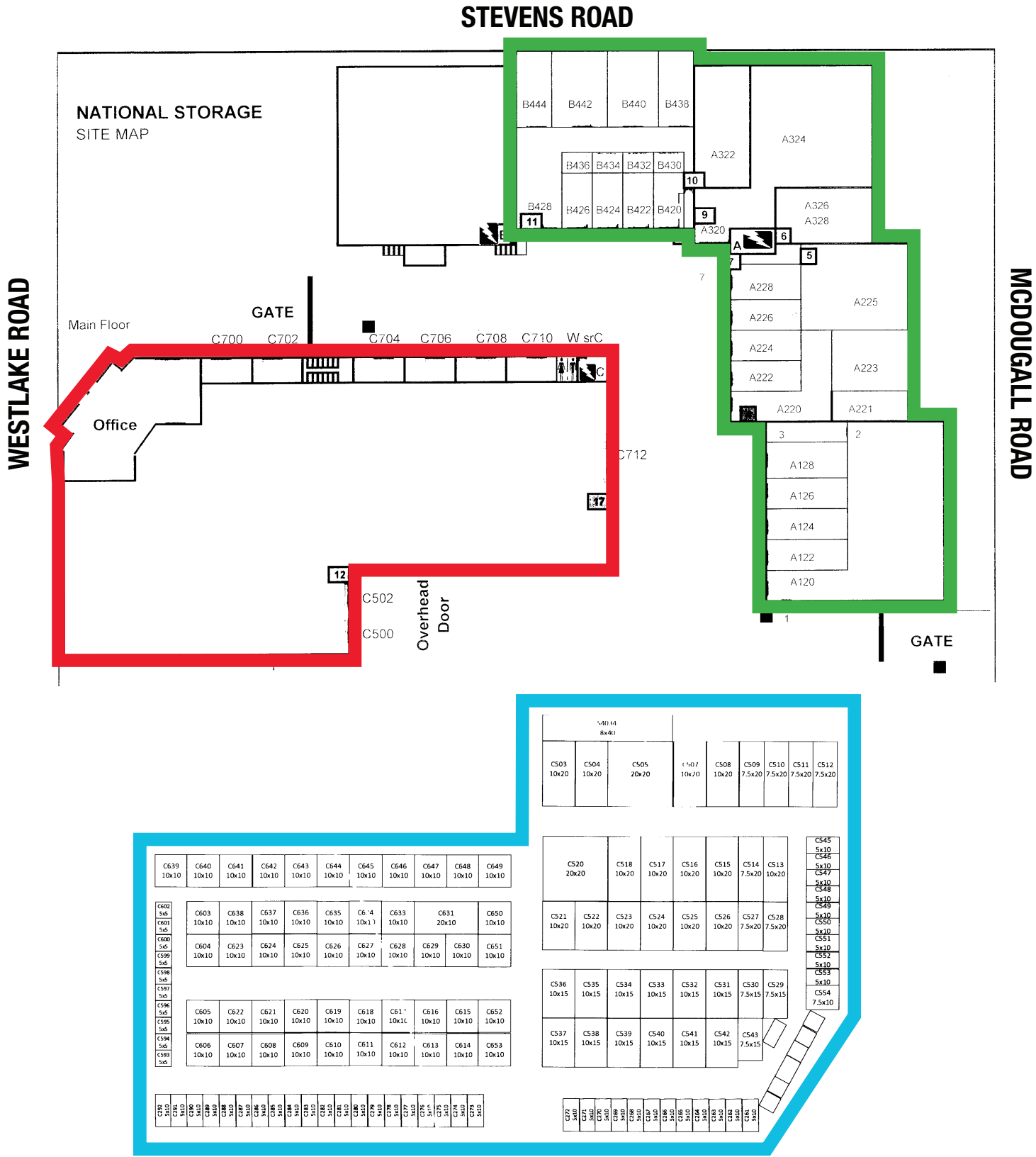


FLOOR PLANS

WAREHOUSE

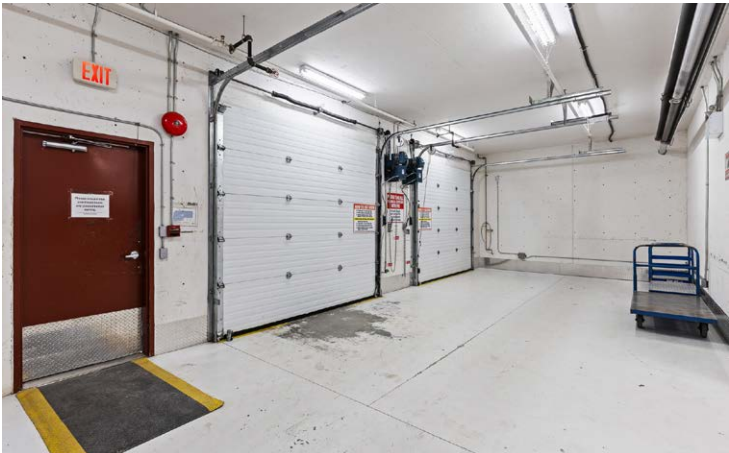
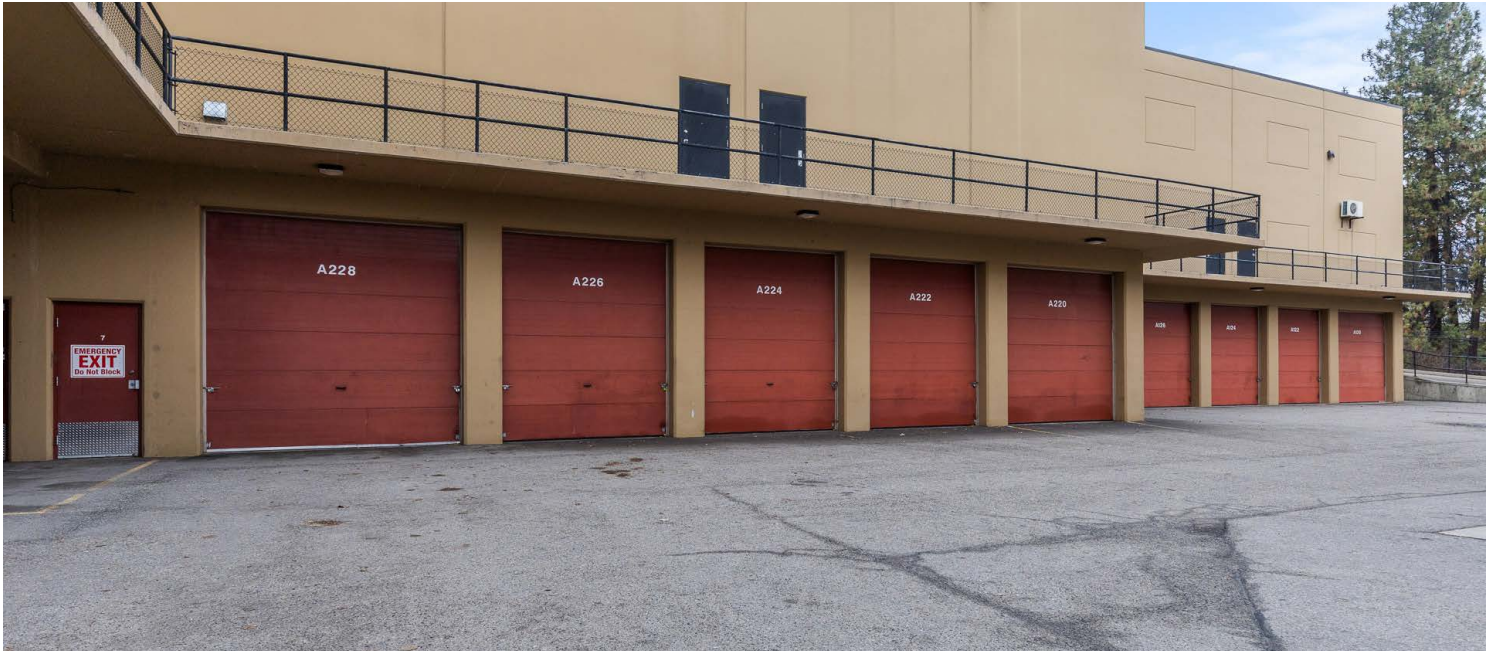
LOWER FLOOR
SELF-STORAGE

STRATA UNITS
SELF-STORAGE



SECURITY & ACCESS

The Property benefits from a robust security and access infrastructure designed to support both personal and commercial users. Features include PTI security systems, two commercial security gates, dual ingress and egress points for emergency access, eight coded access keypads, and secure, controlled site circulation. This infrastructure supports premium storage users, specialty tenants, and long-term operational durability.



LOCATION

2470 West Lake Road is located just two blocks off Highway 97, the region’s primary north–south transportation corridor, benefiting from exposure to approximately 70,000 vehicles per day. The Property fronts Stevens Road, a well-traveled secondary arterial that enhances both visibility and accessibility while maintaining efficient industrial access.

Approximate drive times include:

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- Highway 97: 2 minutes
- Downtown West Kelowna: 6 minutes
- Downtown Kelowna: 9 minutes



2470 & 2476 WEST LAKE ROAD, WEST KELOWNA BC

FUTURE UPSIDE & INVESTMENT POSITIONING

This offering represents an entrepreneurial ownership opportunity supported by an established self-storage business providing immediate cash flow, alongside a concrete industrial warehouse component offering long-term flexibility. The storage operation delivers recurring income, while the warehouse allows a purchaser to occupy the space, lease it to a third-party user, or integrate it into an expanded storage strategy over time, subject to municipal approvals. This structure allows an owner to actively shape the asset to their operational and growth objectives.



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