

FOR
SALE

4 - 215 NEAVE ROAD, KELOWNA, BC

3,746 SF | I1 ZONING | HOLLYWOOD ROAD INDUSTRIAL CORRIDOR

OFFERED AT \$1,249,999



**COLDWELL BANKER
COMMERCIAL**
HORIZON REALTY

DARCY RICARD

darcy@coldwellbanker.ca

250-882-7838

4 - 215 NEAVE ROAD

KELOWNA, BC



PROPERTY OVERVIEW

Strategically positioned with frontage on Hollywood Road, this 3,746 SF I1-zoned industrial strata unit is ideally situated to benefit from the City's ongoing Hollywood Road Extension, enhancing access, visibility, and connectivity throughout Kelowna's northeast industrial corridor.

The property is comprised of a 2,646 SF main floor featuring reception area, office, a lunchroom, washroom, and a large warehouse with 24-foot clear ceilings and a 12-foot overhead bay door, along with a separately leased 1,100 SF second-floor office with its own washroom, providing immediate holding income. Both spaces are air conditioned. An outstanding owner-user opportunity with supplemental rental income.

3,746 SF

Total building area

24 FT

Main floor clear ceiling

I1

Industrial zoning

10

Dedicated parking stalls



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PROPERTY HIGHLIGHTS

4 - 215 NEAVE ROAD | KELOWNA, BC

TOTAL AREA

3,746 SF (2,646 SF main floor + 1,100 SF second floor)

LOCATION

Frontage on Hollywood Road

CORRIDOR

Benefits from the Hollywood Road Extension, Kelowna's northeast industrial corridor

MAIN FLOOR

Reception area, office, lunchroom, washroom, warehouse with 24 ft clear ceiling and 12 ft overhead bay door

SECOND FLOOR

1,100 SF office with its own washroom — currently leased, providing immediate holding income

PARKING

10 dedicated stalls

ZONING

I1 — Industrial

OPPORTUNITY

Outstanding owner-user opportunity with supplemental rental income

PRICE

\$1,249,999



DRIVING TIMES

Kelowna International Airport (YLW) 6 min

Downtown Kelowna 18 min

Vernon 35 min



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FOR MORE INFORMATION

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CONTACT US TODAY

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