



HIGH QUALITY INDUSTRIAL UNIT BUILT IN 2023

105 - 3310 CARRINGTON ROAD
WEST KELOWNA, BRITISH COLUMBIA

FOR SALE / FOR LEASE



PROJECT: 105 - 3310 CARRINGTON ROAD





PROPERTY FEATURES



ELECTRICITY
200 Amp 3 Phase



OVERHEAD DOOR
12' x 12' grade loading



CEILING HEIGHT
24' clear



PARKING
5 parking stalls included



HEATING
Gas fired unit heater



COOLING
Air conditioning runs to 2nd floor



LOCATION
Highway exposure to over 30,000 vehicles per day



ZONING
Business Industrial, Service Commercial, Office, Residential & Ancillary Retail

THE NUMBERS



SIZES
3,830+/- SF

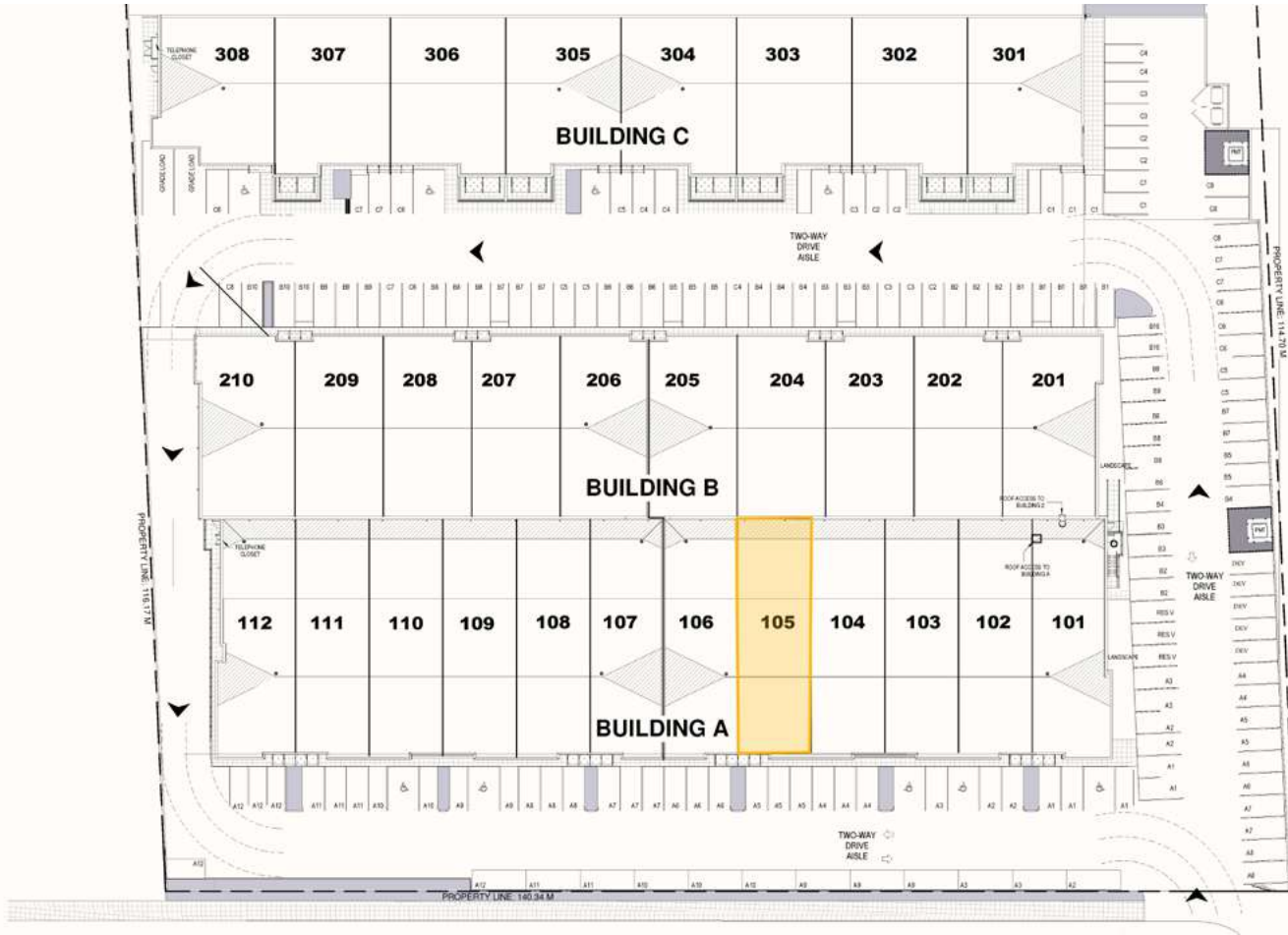


SALE PRICE
\$1,164,000
(\$304/SF)



LEASE RATE
\$14.50/SF

Unique opportunity to purchase or lease a 3,830 square foot brand new industrial space in the highly desirable Carrington Business Park in West Kelowna. The unit features a 24' ceiling, 200-amp 3 phase power, 12' x 12' overhead door, two washrooms and five parking stalls. Excellent end user opportunity, available immediately. Carrington Business Park is strategically located in West Kelowna with highway exposure, offering easy access to Kelowna and nearby retail centres via Highway 97. Available immediately.



3310 CARRINGTON ROAD

UNIT #	GROUND FLOOR	MEZZANINE	TOTAL SIZE	LEASE RATE	SALE PRICE
105	2,703 SF	1,127 SF	3,830 SF	\$14.50 / SQFT	\$1,164,000

AMENITIES

SHOPPING

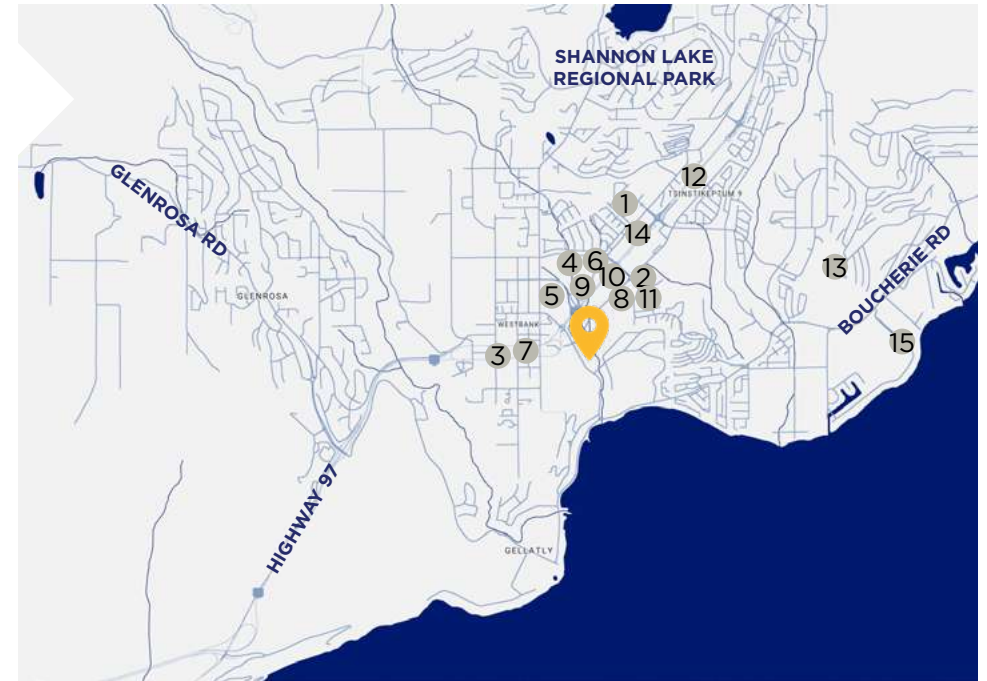
1. Walmart
2. Canadian Tire
3. Save-On-Foods
4. Real Canadian Superstore

COFFEE

5. Blenz Coffee
6. Tim Hortons
7. Starbucks

BUSINESSES / COMMUNITY

8. McDonald's
9. Value Village
10. Winners
11. The Home Depot
12. Prestige Collision & Glass
13. Mission Hill Winery
14. London Drugs
15. Frind Estate Winery



THE COMMUNITY

The City of West Kelowna also known as 'the Westside' is home to more than 38,000 residents, making it the third largest city by population in the Okanagan. Sitting right across from Kelowna on Okanagan Lake, West Kelowna offers an abundance of parks, hiking trails, orchards and waterfronts for people to enjoy. Here you can tour the Westside Wine Trail, hike Mount Boucherie, walk or bike Gellatly Bay or grab fresh produce from the Westside Farm Loop. Many sectors make up the economy here including agriculture, lumber, tourism, construction and more.



Let's chat.

NOEL ACRES Personal Real Estate Corp.

noel.acres@venturecommercial.ca
250.826.6635

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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