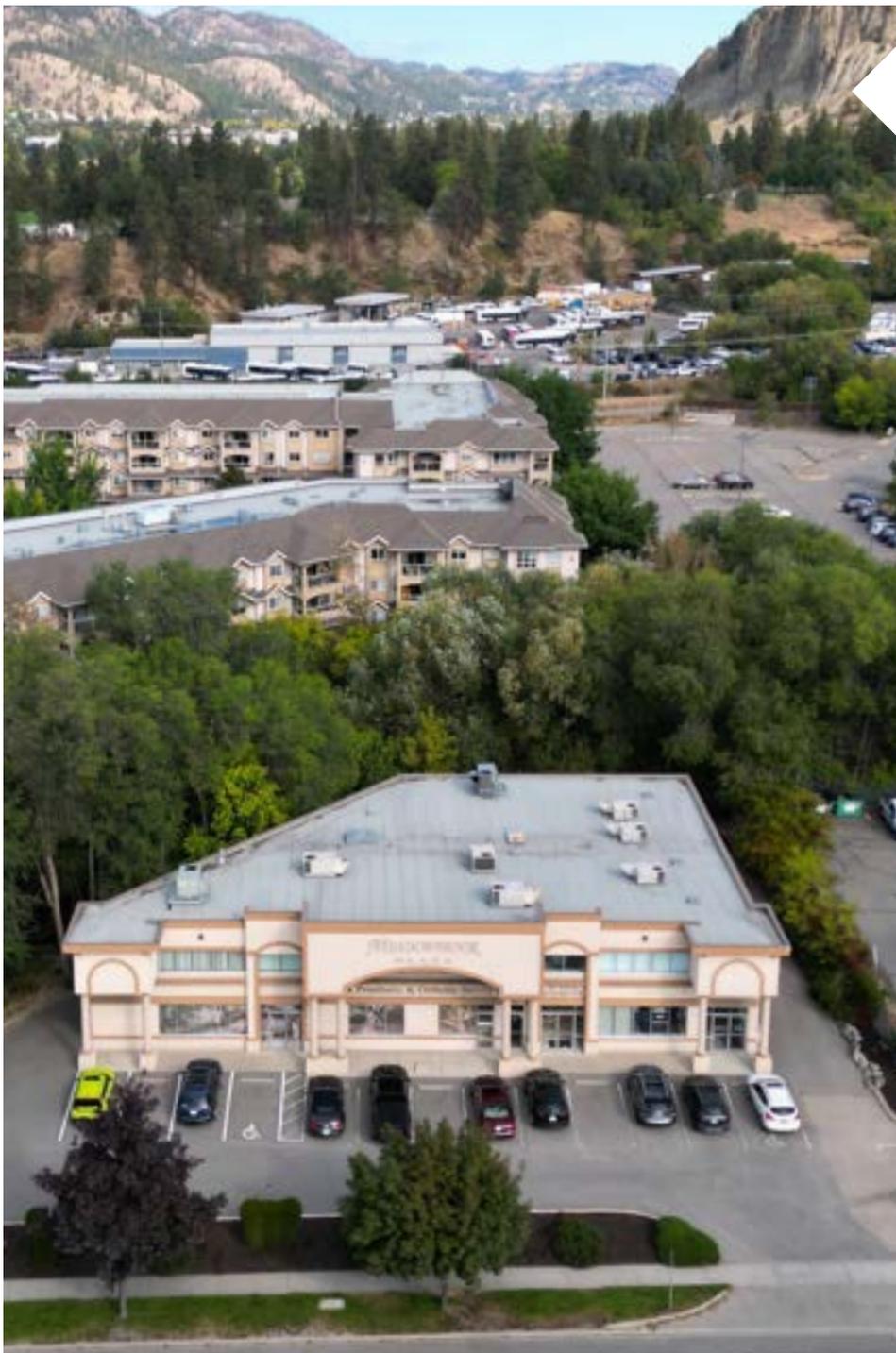


FOR SALE - INVESTMENT OPPORTUNITY

2000 ENTERPRISE WAY
STRATA LOTS 2,3,5,6 & 7
KELOWNA, BRITISH COLUMBIA

INCOME-PRODUCING PRIME STRATA OPPORTUNITY



PROPERTY FEATURES

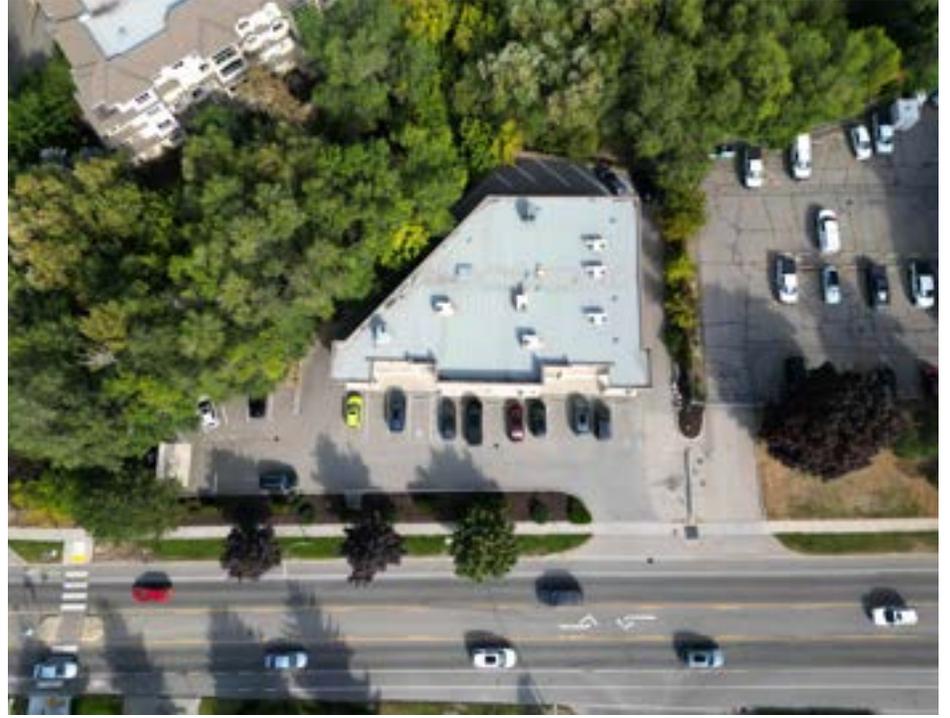
- ZONING**
CA1 - Core Area Mixed Uses
- LOCATION**
Prime Enterprise Way location
- VISIBILITY**
Heavy traffic and high exposure
- BUILDING**
Five strata units within a two-storey complex
- TENANCY**
Multi-tenant occupancy for stability
- PARKING**
Ample on-site parking available

THE NUMBERS

- PRICE**
\$2,399,999
- NOI**
\$96,316.08
- UNITS INCLUDED**
5 strata units (Lots 2, 3, 5, 6, 7)
- SIZE**
5,543 SF total leasable area

2000 Enterprise Way offers an outstanding opportunity to acquire five strata units totaling 5,543 SF within a two-storey commercial building in central Kelowna. Built in 2000 and offered by the original developer, this property combines reliable income with long-term investment appeal.

With excellent exposure along Enterprise Way, ample on-site parking, and stable multi-tenant occupancy, the site is well-positioned in one of Kelowna's busiest corridors. Flexible CA1 zoning further enhances its value for both investors and occupiers.



AMENITIES

BUSINESSES

1. Walmart
2. Home Depot
3. London Drugs
4. Landmark District
5. RONA

SERVICES

6. ICBC Driver Licensing
7. Princess Auto
8. BC Liquor Store

SHOPPING

9. Orchard Plaza Shopping Centre
10. Costco Wholesale
11. Save-On-Foods
12. Staples

FOOD

13. White Spot Kelowna
14. JOEY Kelowna
15. Cactus Club



2000 ENTERPRISE WAY, KELOWNA, BC



THE COMMUNITY

Enterprise Way is one of Kelowna's busiest commercial corridors, home to a strong mix of national retailers, restaurants, and service providers.

The area draws consistent traffic from surrounding neighborhoods and Highway 97, making it a prime location for businesses seeking both visibility and accessibility. Nearby anchors such as Walmart, Home Depot, Orchard Plaza Shopping Centre, and numerous automotive dealerships contribute to the area's status as a key retail and service hub in central Kelowna.



Let's chat.

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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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