



3 COMBINED STRATA UNITS (#2/3/4) FOR SALE

**3314 APPALOOSA ROAD**  
KELOWNA, BRITISH COLUMBIA

INCLUDES APPROX. 15,000 SF SECURED, PAVED YARD



# PROPERTY FEATURES



## CEILING HEIGHT

21' Clear



## GRADE-LEVEL DOORS

3 total; 1 is 20'W x 14'H, two are 12'W x 14'H



## PAVED YARD

15,000 SF secured, paved yard



## ZONING

I2 - General Industrial & I1 - Business Industrial



## STRATA FEES

\$2,433.62/month



## PROPERTY TAXES

\$3,787.47/month (2025)

# THE NUMBERS



## SIZE

15,400 SF industrial unit, includes office & mezzanine

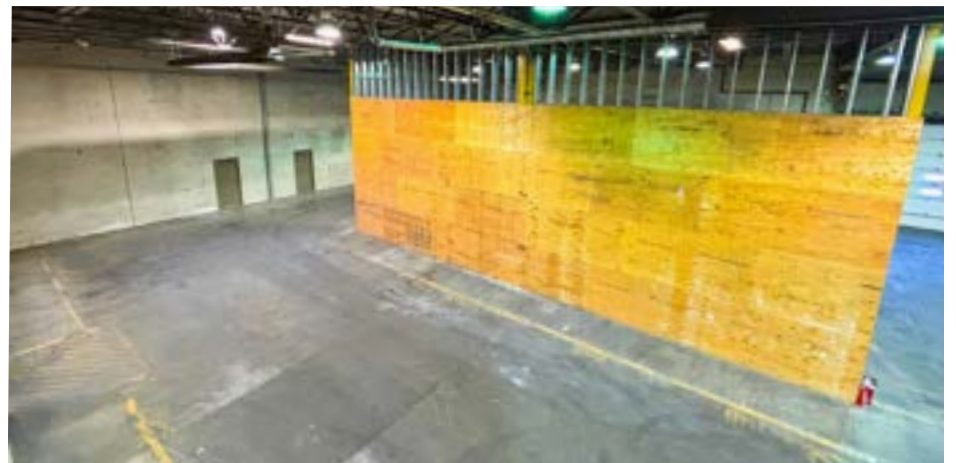


## PRICE

\$5,190,000.00

Situated in the heart of Kelowna's industrial hub, #2/3/4 - 3314 Appaloosa Road offers a 15,400 SF industrial strata unit designed to accommodate a range of business operations. This property consists of three combined strata units, sold together as a single premises, and features a secured, paved yard spanning approximately 15,000 SF- a valuable asset for businesses requiring additional outdoor storage or workspace.

The unit includes a mix of office, mezzanine, and warehouse areas, providing functional space for both administrative and operational needs. With a 21' clear ceiling height and three grade-level loading doors - one measuring 20'W x 14'H and two at 12'W x 14'H- the property is well-equipped for efficient loading, storage, and logistics. Zoned I2 - General Industrial & I1 - Business Industrial, this location is ideal for a variety of industrial and commercial uses. Contact the listing agents for pricing details.









## Let's chat.

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