

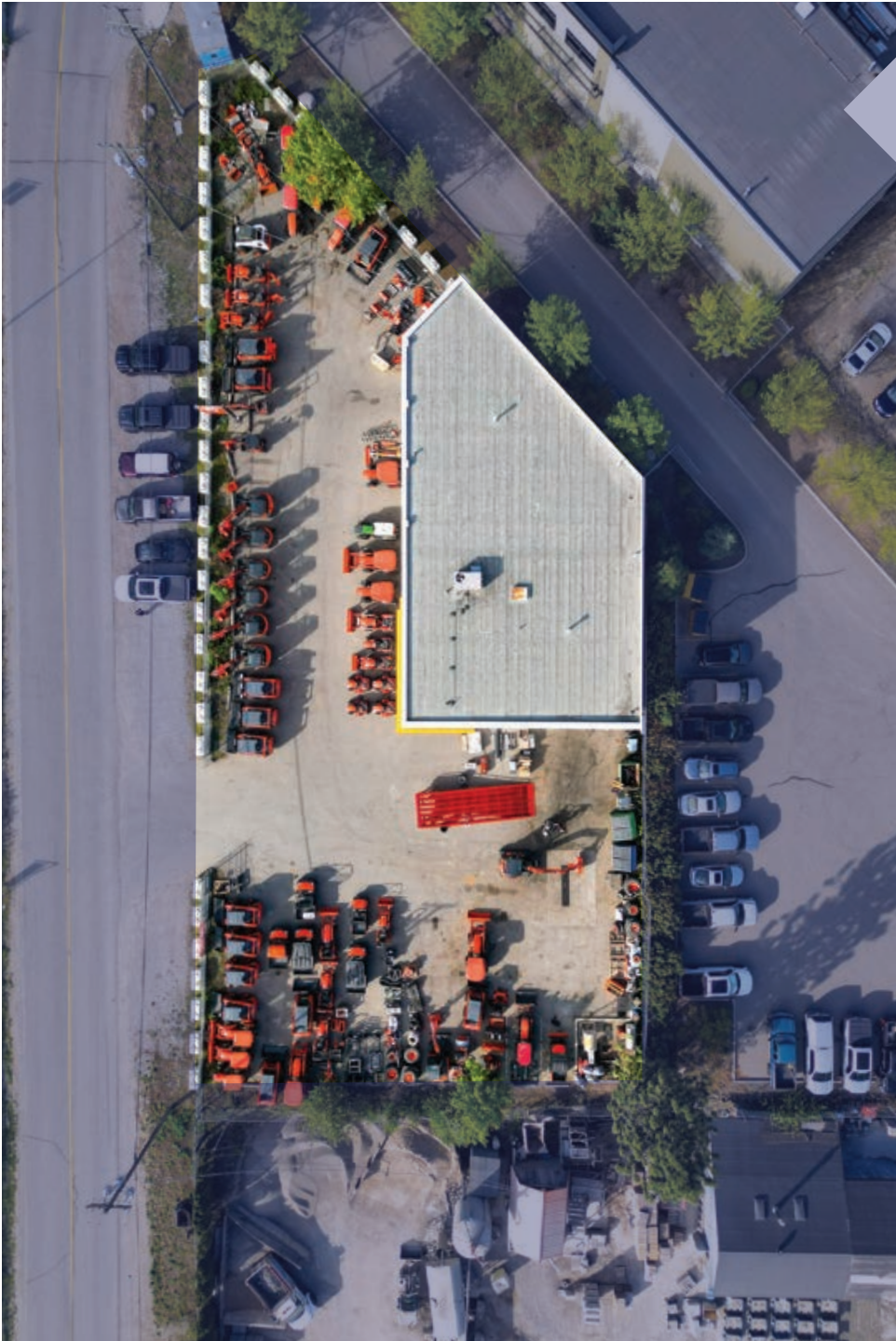


FOR SALE


1090 STEVENS ROAD


WEST KELOWNA, BC


RARE INVESTMENT & DEVELOPMENT OPPORTUNITY





PROPERTY FEATURES

- 

EXPOSURE
Highway 97 frontage with excellent visibility
- 


ZONING
I1 - Light Industrial Zone
- 


LOADING
Three overhead doors
One at 14' + two at 12'
- 


POWER
200 Amp / 240V / 3-Phase
- 


OPPORTUNITY
Investment + future development potential

THE NUMBERS

- 

SIZE
Lot: ±0.54 acres
Building: ±4,546 SF
- 

PID/LEGAL DESCRIPTION
PID: 010-410-571
LOT 1, PLAN KAP5015, DISTRICT LOT 505, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H16956
- 

INCOME
Strong covenant tenant in place
- 

PRICING
\$2,500,000.00

1090 Stevens Road in West Kelowna presents a rare investment and development opportunity.

Situated on 0.54 acres, the property features a 4,546 SF service commercial building, including three drive-through overhead doors, ample power capacity, retail reception area, private offices, and mezzanine storage.

This property has excellent exposure along Highway 97 and located just 5 km from the William R. Bennett Bridge.

Anchored by a strong covenant tenant, the property delivers stable income today while offering significant future upside through additional development potential.









Let's chat.

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