



INDUSTRIAL STRATA UNITS FOR SALE

UNITS 9 & 10 - 3306 APPALOOSA RD


KELOWNA, BRITISH COLUMBIA

AVAILABLE INDIVIDUALLY OR COMBINED




PROPERTY FEATURES

- 

LOCATION
Prime Appaloosa industrial area with access to Hwy 97
- 

PARKING
3 designated stalls per unit and additional on-site parking available
- 

LOADING
12' x 12' overhead doors in each unit
- 

STRATA FEES
\$141.19 per month
- 

POWER
125 Amp Phase 1 Service
- 

MEZZANINES
Value-added mezzanine and improvements throughout the units

THE NUMBERS

- 

SITE SIZE
Units can be sold combined OR individually
- 

PRICE
Price: See table below

UNIT #	TOTAL SF	LIST PRICE
9 & 10	± 1,890	\$740,000
9	± 945	\$360,000
10	± 945	\$380,000

Positioned within Kelowna’s highly sought-after Appaloosa industrial corridor, this offering presents a rare opportunity to acquire industrial strata ownership in the well-established Mill Creek Industrial Park.

Located just off Highway 97, the property benefits from excellent accessibility, strong signage exposure, and proximity to a wide range of industrial, service commercial, and distribution businesses. Available individually or together, these units offer flexible ownership options within one of Kelowna’s most reputable and tightly held industrial developments.

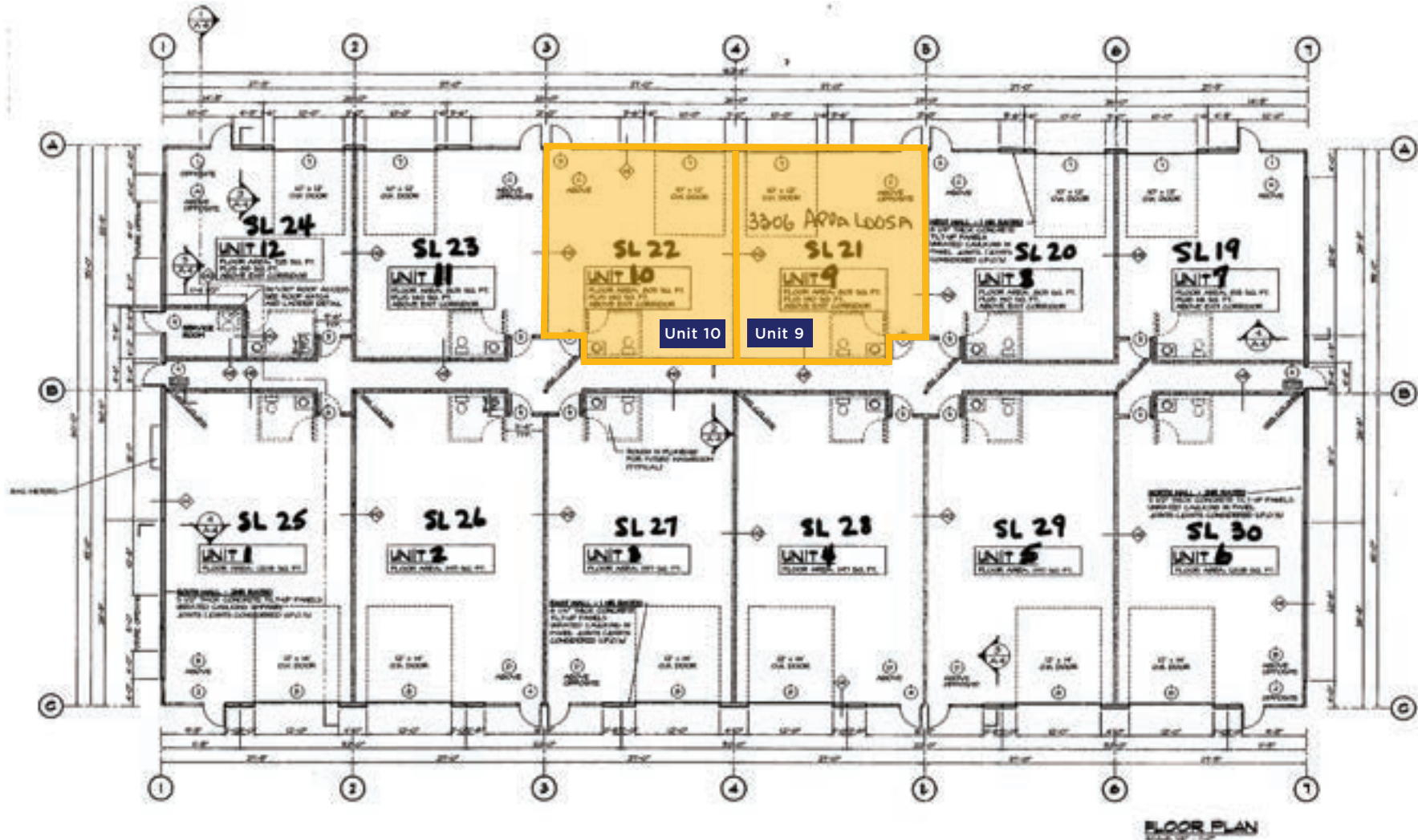
UNIT 9



UNIT 10



FLOOR PLAN







Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

KYLE MAYNER

kyle.mayner@venturecommercial.ca
250.808.7195

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