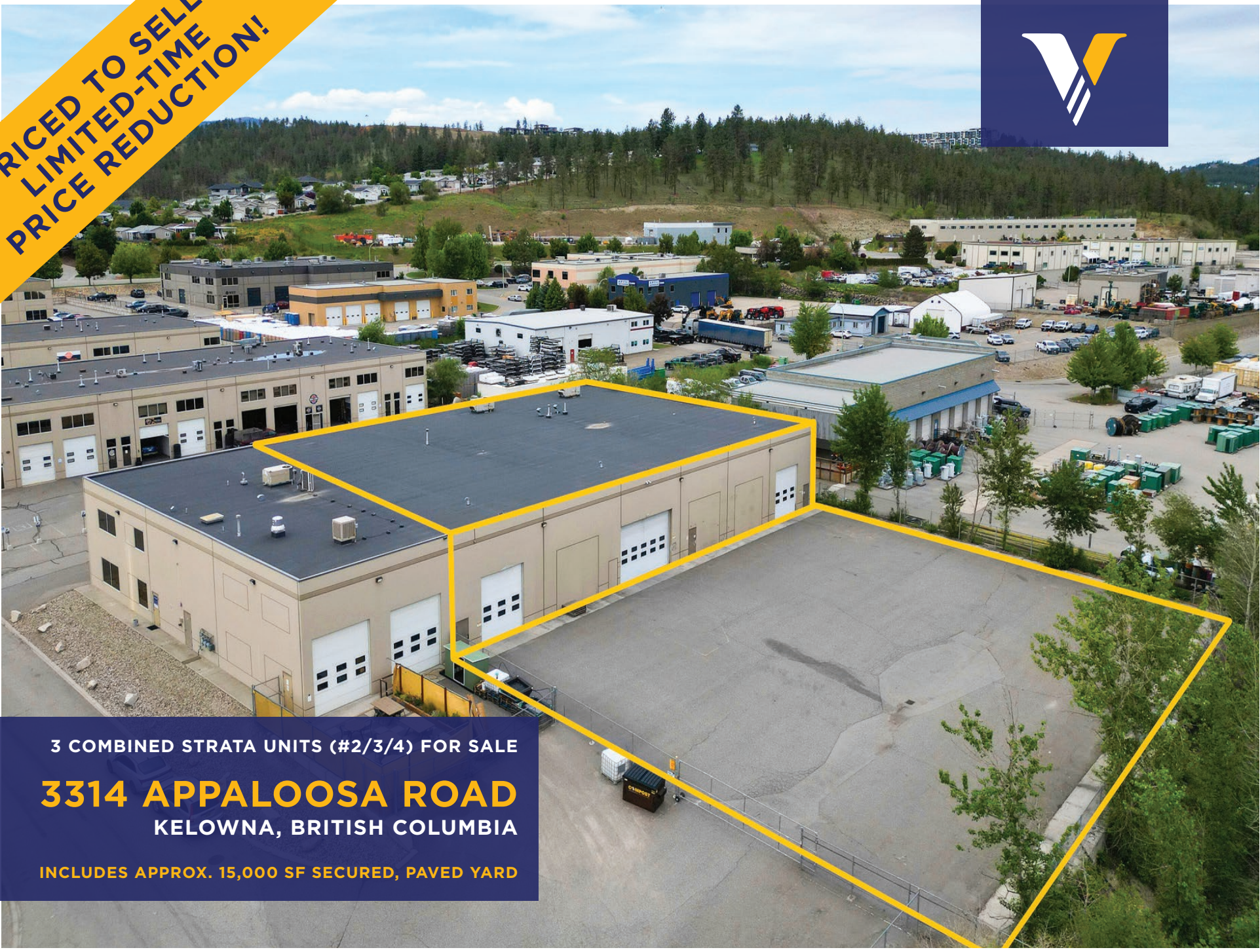


**PRICED TO SELL!
LIMITED-TIME
PRICE REDUCTION!**



3 COMBINED STRATA UNITS (#2/3/4) FOR SALE
3314 APPALOOSA ROAD
KELOWNA, BRITISH COLUMBIA
INCLUDES APPROX. 15,000 SF SECURED, PAVED YARD



**NOW OFFERED
AT \$324 PSF**

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~~

**\$4,990,000.00
until June 30th**

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.

TAKE ADVANTAGE OF THESE LIMITED TIME MAJOR COSTS SAVINGS WHILE IT LASTS!











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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