

FOR SALE

1834 BYLAND ROAD

WEST KELOWNA, BC

INVESTMENT & FUTURE DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

LOCATION
High-profile location with Highway 97 visibility

WAREHOUSE
3 overhead doors, 3-phase power & floor drains

BUILDING
±7,500 SF total
±6,300 SF main floor
±1,200 SF mezzanine

SHOWROOM
Open showroom with abundant natural light

OFFICE
4 private offices, boardroom & additional storage

OPPORTUNITY
Investment property with future development

THE NUMBERS

SIZE
Lot: 2.18 Acres
Building: ±7,500 SF

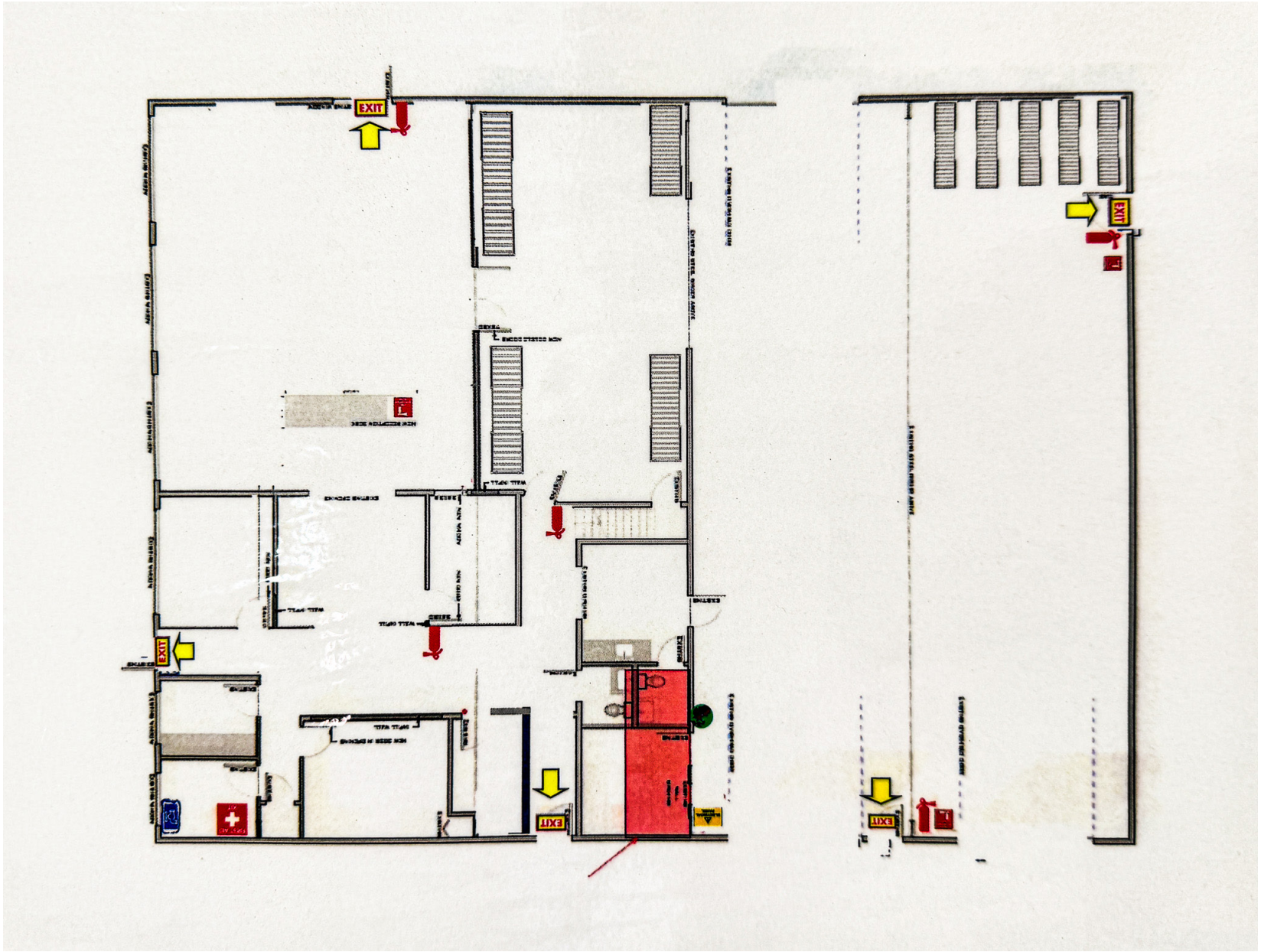
PRICING
$5,600,000.00

1834 Byland Road presents a unique investment opportunity with future development potential on a substantial ±2.18-acre site in West Kelowna. The property offers excellent visibility from Highway 97 and includes a well-maintained ±7,500 SF steel-framed building, comprising approximately ±6,300 SF on the main floor and ±1,200 SF of mezzanine space.

The existing building features a functional mix of warehouse, showroom and office space. The warehouse is equipped with three overhead doors, 3-phase power and floor drains, while the open showroom benefits from abundant natural light. The office component includes four private offices, a boardroom and additional storage.

Combining a sizable landholding with an existing functional building, the property offers an attractive opportunity for investors or businesses seeking a strong, cash-flowing asset and longer-term development or owner-occupier potential.

FLOOR PLAN



THE SITE





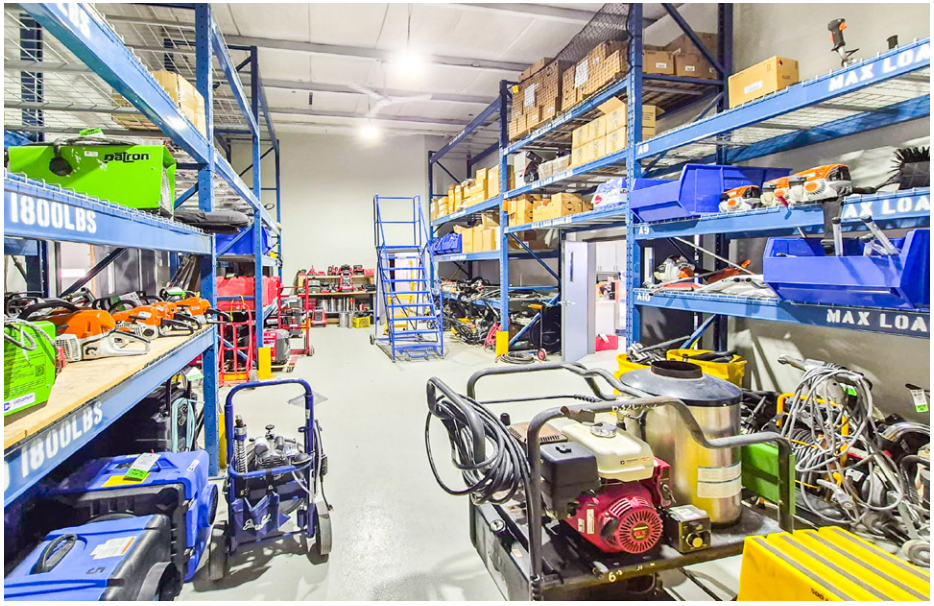




THE SPACE










Downtown Kelowna
10 mins
Kelowna International
Airport
30 mins
Bylands Garden Centre
Super 8 by Wyndham
Petro-Canada
Okanagan Lake
Habitat for
Humanity
Mount Boucherie
Secondary School
Cloverdale Paint
NAPA Auto Parts
Controlled Intersection
Metro Liquor
Kelowna Truck & RV
Pepper Pot Grill
CSN Collission
Byland Road
Kyle Road
Highway 97
Subject Property
Penticton, BC
45 mins

VENTURE COMMERCIAL

Let's chat.

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