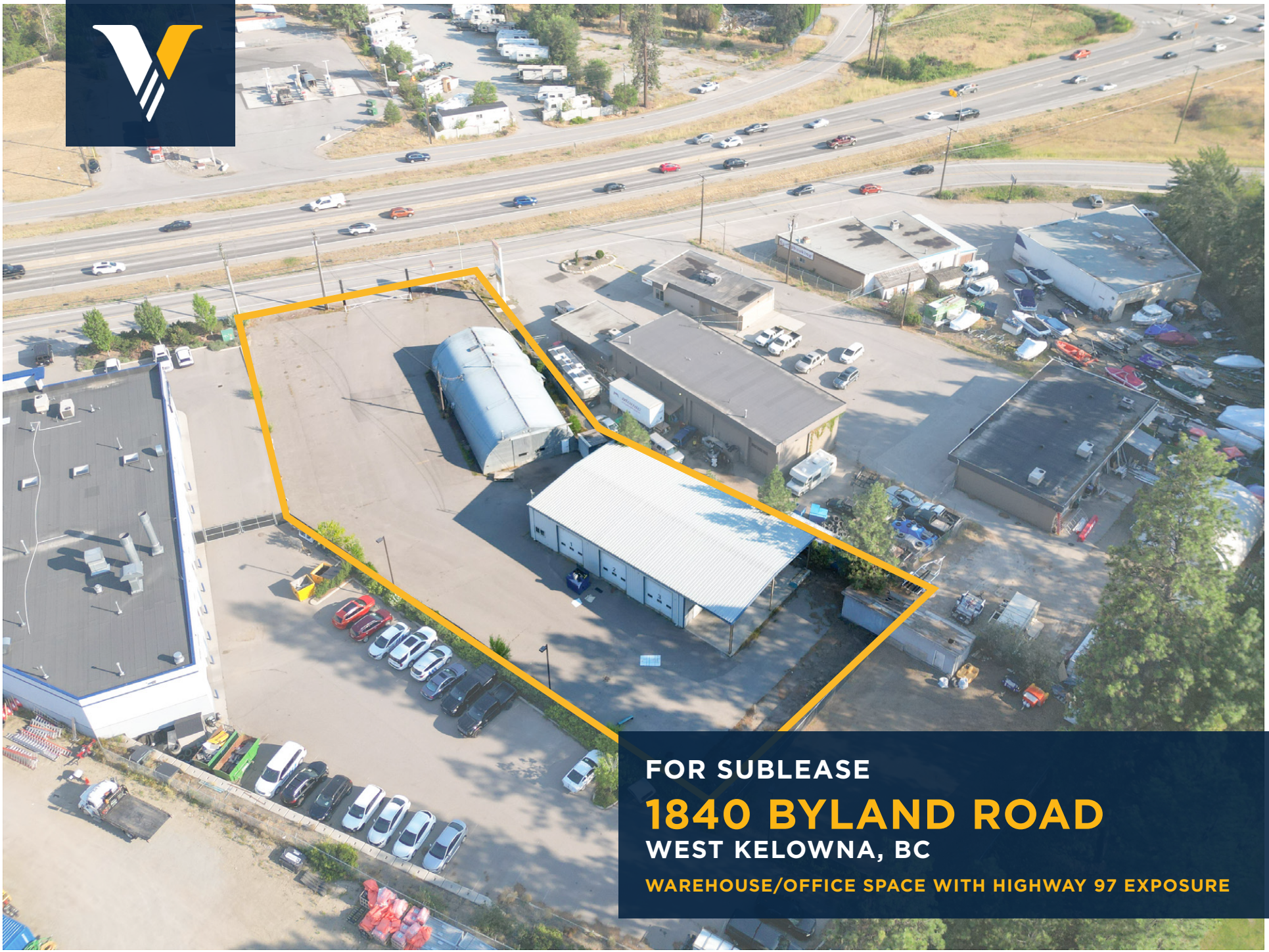
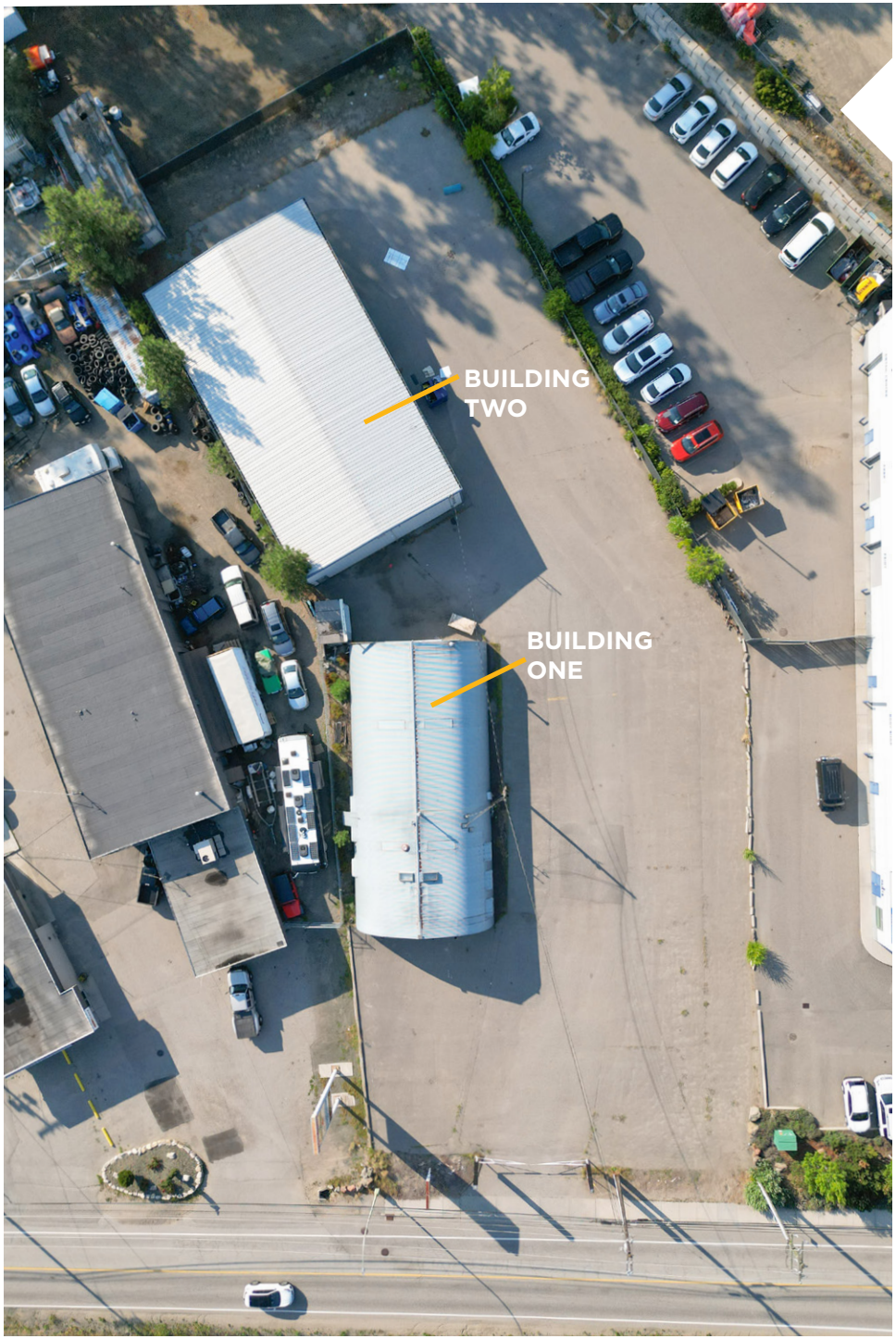


FOR SUBLEASE

1840 BYLAND ROAD

WEST KELOWNA, BC

WAREHOUSE/OFFICE SPACE WITH HIGHWAY 97 EXPOSURE



PROPERTY FEATURES

LOCATION
High visibility off of Highway 97

SIGNAGE
Excellent storefront & pylon signage

ZONING
C4 Service Commercial

ACCESSIBILITY
Building one: 1 bay door
Building two: 3 overhead doors at grade

YARD
Fully fenced & secured
±25,000 SF yard

THE NUMBERS

BUILDING AREA
6,700 SF

PRICE
Base Rent: $18.50/SF
Est. NNN: $5.58/SF

SUBLEASE TERM
Available through December 15, 2027

Venture Commercial is pleased to offer the opportunity to sublease 1840 Byland Road, just off Highway 97 in West Kelowna.

This prime location features excellent pylon signage, ensuring strong exposure for your business. The property offers two buildings with a total of 6,700 SF and approximately 25,000 SF of fully fenced and secured yard space.

Building One offers 3,200 SF with six offices, an open reception area, a rear shop with sliding bay doors, and two washrooms.

Building Two offers 3,500 SF with three overhead doors and an exterior canopy.

Zoned C4, the property offers a functional combination of office, warehouse and secured yard space. The sublease is available through December 15, 2027.

BUILDING ONE

SIZE
3,200 +/- SF

BAY DOOR
Rear shop area with sliding bay door

OFFICE
4 offices on main floor
2 offices on second floor

WASHROOMS
2 washrooms

RECEPTION AREA
Open sales/reception area

UPGRADES
Improved office space









BUILDING TWO

SIZE
3,200 +/- SF

OH DOORS
3 overhead doors at grade

CANOPY
Exterior covered canopy area

POWER
200 Amp | Three-Phase










Penticton, BC
45 mins
Integra Tire Auto
Okanagan Lake
Constable Neil
Bruce Middle School
Selka Boat Centre
Petro-Pass Truck Stop
Subject Property
Daimler Drive
CSN Collission
Highway 97
Byland Road
Cooper Equipment Rentals
Kyle Road
Downtown Kelowna
10 mins
Kelowna International
Airport
30 mins

VENTURE COMMERCIAL

Let's chat.

NOEL ACRES

PERSONAL REAL ESTATE CORPORATION

Noel.acres@venturecommercial.ca
250.826.6635

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

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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