





# PROPERTY FEATURES



### ELECTRICITY

200 Amp 3 Phase



### **CEILING HEIGHT**

24' clear



#### **HEATING**

Gas fired unit heater



#### **LOCATION**

HIghway exposure to over 30,000 vehicles per day



### **OVERHEAD DOOR**

12' x 12' grade loading



#### **PARKING**

5 parking stalls included



#### **COOLING**

Air conditioning runs to 2nd floor



#### ZONING

Business Industrial, Service Commercial, Office, Residential & Ancillary Retail

# THE NUMBERS



### **SIZES** 3,830+/- SF

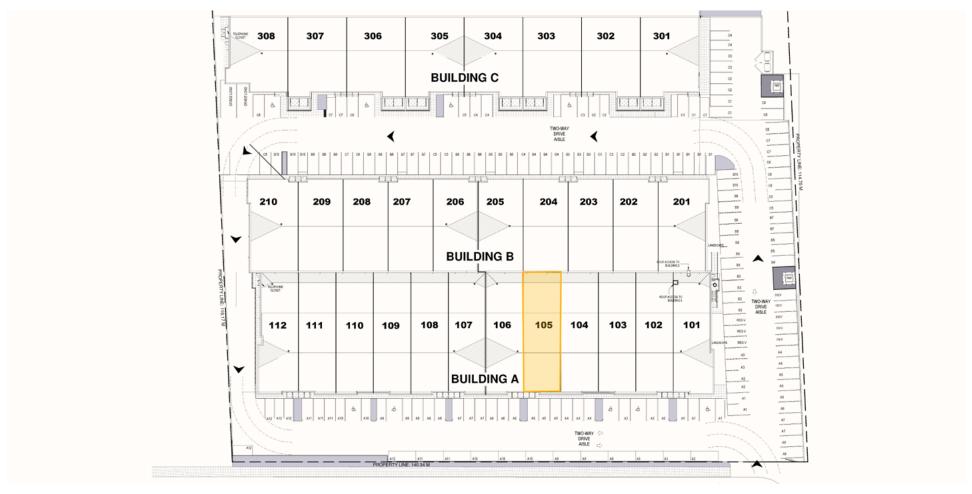


### SALE PRICE

\$1,164,000 (\$304/SF)



Unique opportunity to purchase or lease a 3,830 square foot brand new industrial space in the highly desirable Carrington Business Park in West Kelowna. The unit features a 24' ceiling, 200-amp 3 phase power, 12' x 12' overhead door, two washrooms and five parking stalls. Excellent end user opportunity, available immediately. Carrington Business Park is strategically located in West Kelowna with highway exposure, offering easy access to Kelowna and nearby retail centres via Highway 97. Available immediately.



### **3310 CARRINGTON ROAD**

UNIT#	<b>GROUND FLOOR</b>	MEZZANINE	<b>TOTAL SIZE</b>	LEASE RATE	SALE PRICE
105	2,703 SF	1,127 SF	3,830 SF	\$14.50 / SQFT	\$1,164,000

# **AMENITIES**

#### **SHOPPING**

- 1. Walmart
- 2. Canadian Tire
- 3. Save-On-Foods
- 4. Real Canadian Superstore

### **COFFEE**

- 5. Blenz Coffee
- 6. Tim Hortons
- 7. Starbucks

# BUSINESSES / COMMUNITY

- 8. McDonald's
- 9. Value Village
- 10. Winners
- 11. The Home Depot
- 12. Prestige Collision & Glass
- 13. Mission Hill Winery
- 14. London Drugs
- 15. Frind Estate Winery





## THE COMMUNITY

The City of West Kelowna also known as 'the Westside' is home to more than 38,000 residents, making it the third largest city by population in the Okanagan. Sitting right across from Kelowna on Okanagan Lake, West Kelowna offers an abundance of parks, hiking trails, orchards and waterfronts for people to enjoy. Here you can tour the Westside Wine Trail, hike Mount Boucherie, walk or bike Gellatly Bay or grab fresh produce from the Westside Farm Loop. Many sectors make up the economy here including agriculture, lumber, tourism, construction and more.



# Let's chat.

### NOEL ACRES Personal Real Estate Corp.

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 one of the largest commercial real estate brokerages 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.

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp., for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial and Venture Realty Corp. exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial, a division of Venture Realty Corp. and /or its licensor(s).