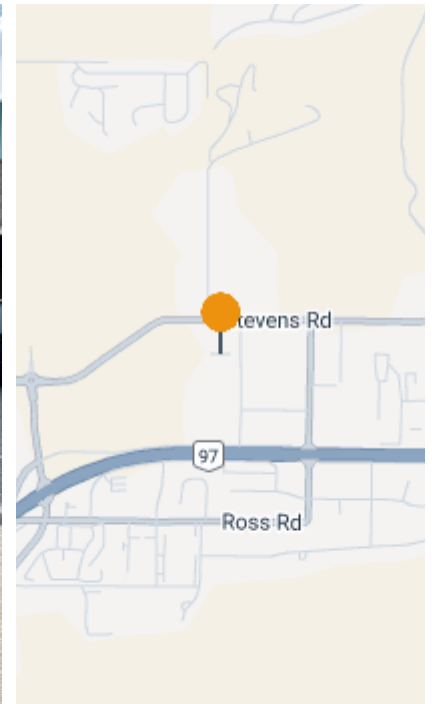




VERSATILE INDUSTRIAL STRATA UNIT IN WEST KELOWNA

#11-2520 JULIANN ROAD, WEST KELOWNA, BC, V1Z 3R4

PRICE: \$505,000

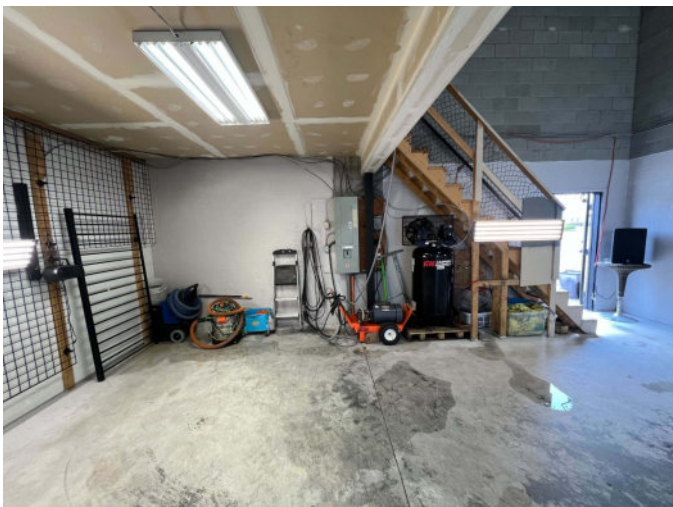


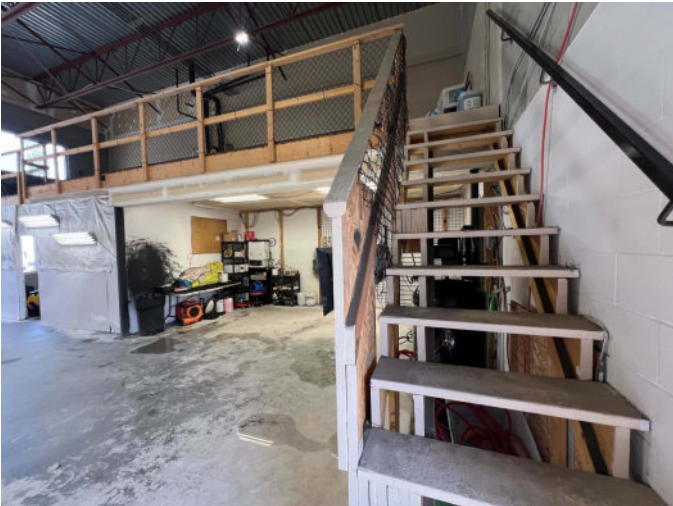
PROPERTY DESCRIPTION

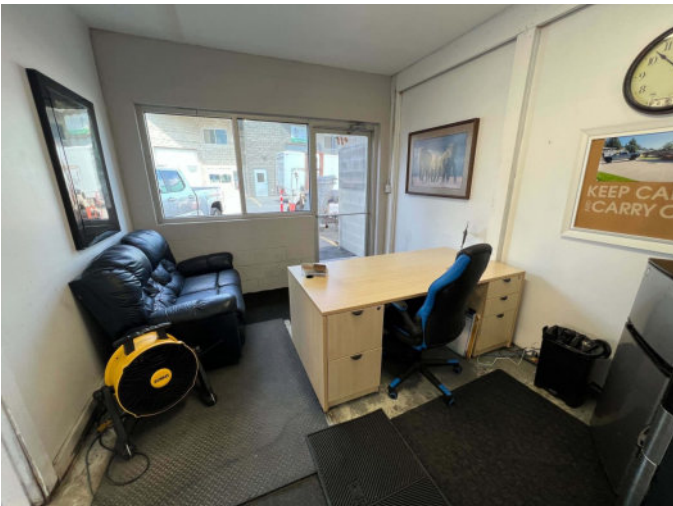
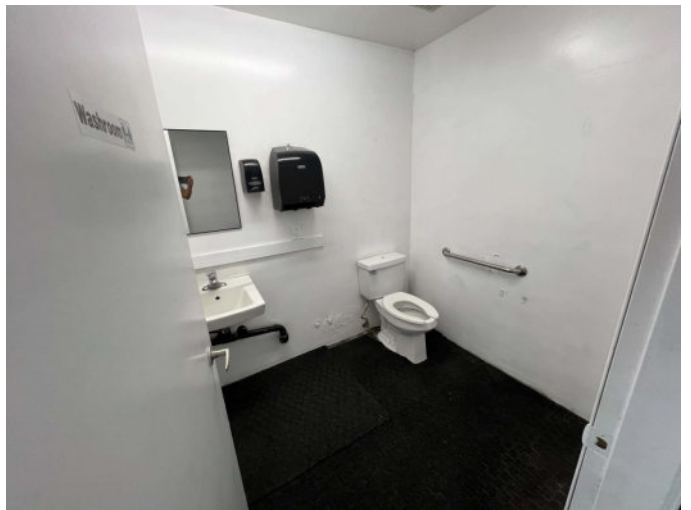
HM Commercial Realty is pleased to present a highly sought-after industrial distribution property with excellent highway access!

- An ideal opportunity for owner-users or investors—this versatile 1,636 SF industrial unit is perfectly suited for distribution, automotive, or light industrial use.
- Thoughtfully improved with a 12'H x 12'W overhead loading door and currently configured as a vehicle detailing bay, the unit features an in-floor drain and in-floor oil separator.
- The open mezzanine is fully engineered and permitted, offering additional functional space for storage or operations.
- The main level includes a welcoming office/reception area, a convenient two-piece bathroom, and rear lane access via Farm Lane, enhancing workflow and vehicle circulation.
- The property is powered with 100A electrical service, and existing detailing equipment is available for purchase.

- Strategically located with quick access to major transportation routes, this industrial space offers efficiency, flexibility, and convenience in a high-demand location.
- Strata fee of \$198.06/month







ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	#11-2520 Juliann Road, West Kelowna, BC, V1Z 3R4
LEGAL DESCRIPTION	STRATA LOT 11 DISTRICT LOT 506 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1633 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
PID	026-012-171
LOCATION DETAILS	Strategically located with quick access to major transportation routes, this industrial space offers efficiency, flexibility, and convenience in a high-demand location.
BUILDING AREA	1,636 SF
ZONING	I1, Light Industrial
TAXES	\$3,836.00 (2025)

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.