

#104 - 2333 HUNTER ROAD, KELOWNA
CENTRALLY LOCATED INDUSTRIAL UNIT

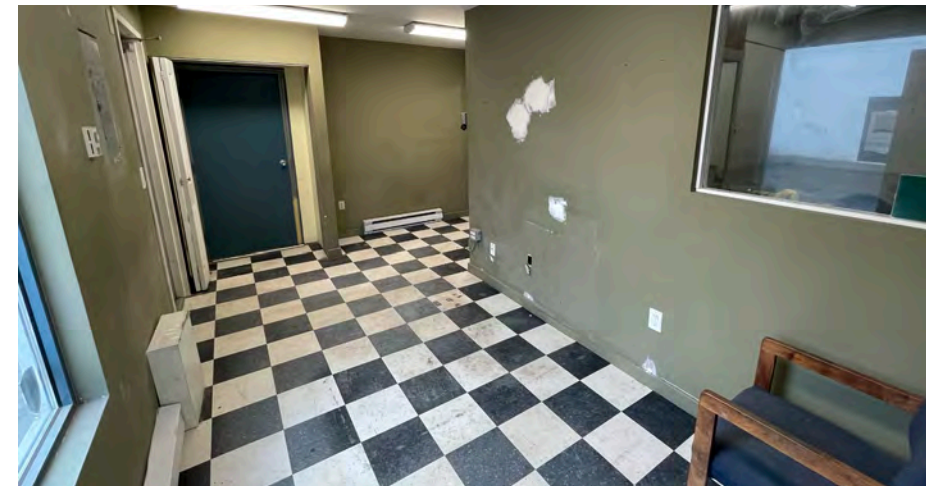
**FOR
LEASE**



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2333 HUNTER ROAD, KELOWNA

1,950 SQFT industrial unit

+ 1,950 square foot industrial unit located in one of the best commercial areas in Kelowna. This industrial bay is perfect for a variety of different business uses and its simple rectangular configuration leaves no wasted space. The unit includes a washroom, reception area, and mezzanine space for storage at no additional cost. This unit also comes with 2 parking stalls and excellent signage opportunities along Hunter Road.



Great central location



Easy configuration



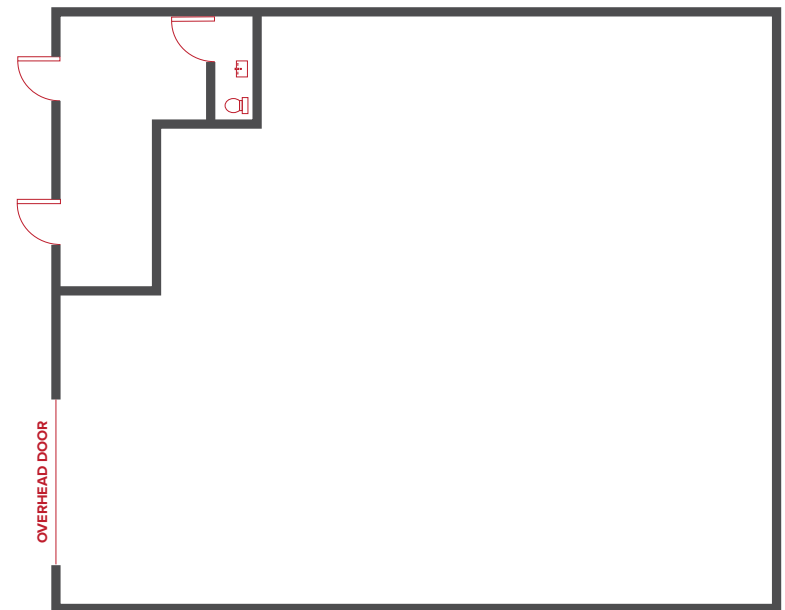
Excellent signage opportunity



Available immediately



#104 - 2333 Hunter Road Floor Plan



Salient Facts

UNIT 104 SIZE
+/- 1,950 SQFT

PARKING
2 Stalls

BASIC RENT
\$18.00/FT

ADDITIONAL RENT
\$5.81/FT

AVAILABILITY
Immediately

CEILING HEIGHT
18 FT

POWER
3-phase 225 amps (240V)

OVERHEAD DOOR
14'X12'



Kelowna Market



Small bay industrial and flex-use units are among the most sought out assets in the Okanagan.



Kelowna BC is officially one of the fastest growing city's in Canada according to the 2021 Census data released by Statistics Canada. Kelowna's population in 2022 is estimated to be 153,148 and more than 222,000 people call the central Okanagan home.



± 153,148 residents
in 2022

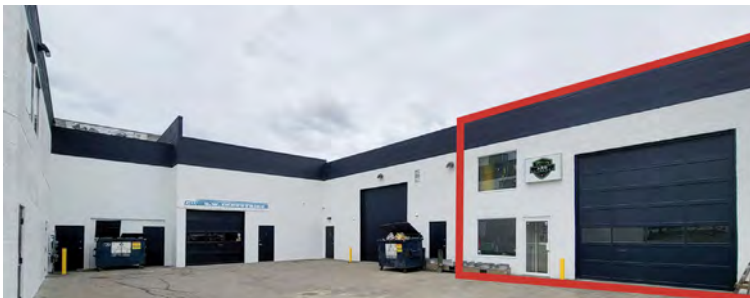


The Kelowna and Central Okanagan are currently experiencing historical low commercial vacancy levels making this an excellent time to invest in this market.

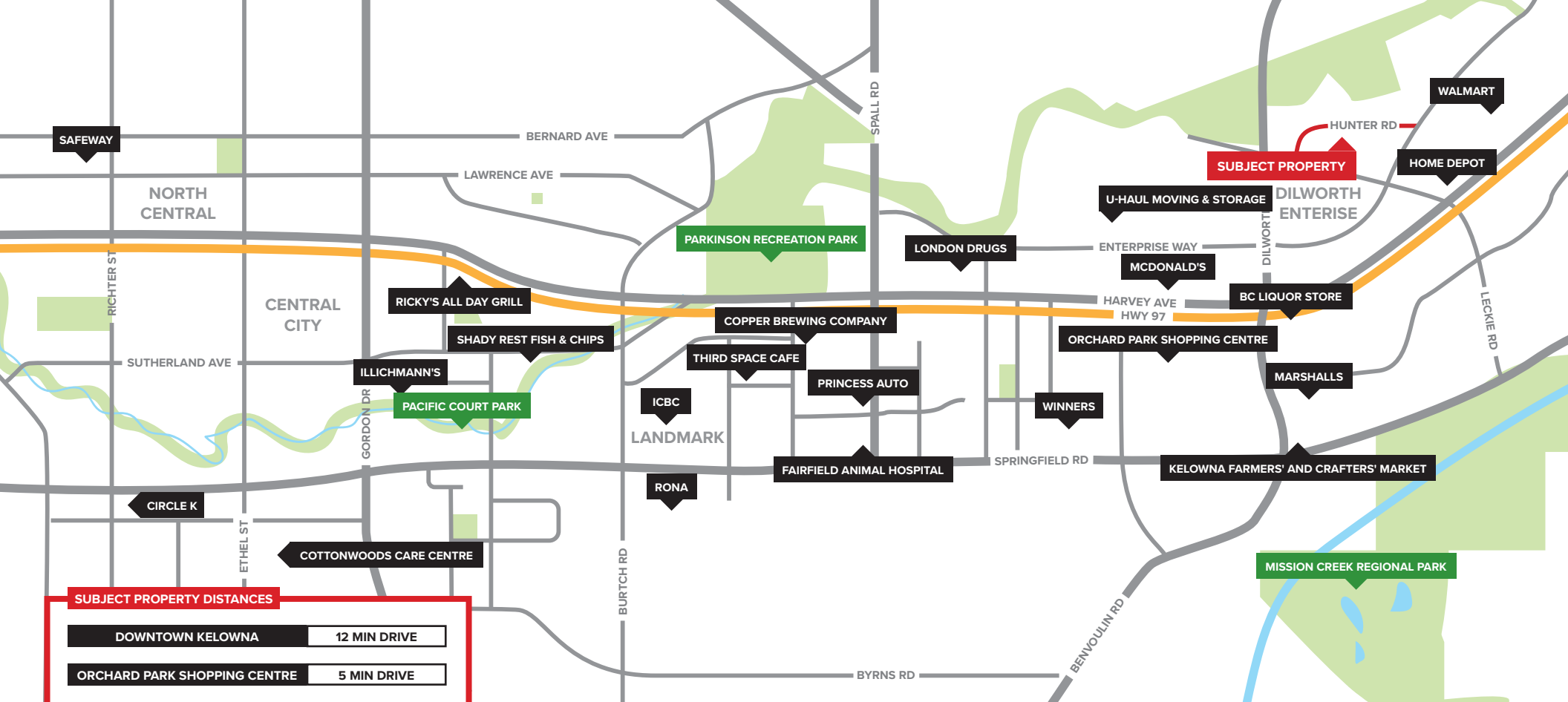


Kelowna is home to the 10th busiest airport in Canada and the Regional District of Central Okanagan has become one of the most desirable places to live largely due its mountains, lakes, sandy beaches, orchards, vineyards and golf courses.

In the Community +



- + The property is situated just off of Enterprise Way and 1 block north west of Hwy 97. This allows for convenient highway access and is one of the busiest commercial areas in Kelowna. The property has good visibility and exposure along Hunter Road with a pylon sign already in place. Public transit available within walking distance.



FOR MORE INFORMATION CONTACT

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