

#16-2090 MATRIX CRESCENT, KELOWNA
INDUSTRIAL OPPORTUNITY AT AIRPORT BUSINESS PARK

**FOR
SALE**



WILLIAM | WRIGHT

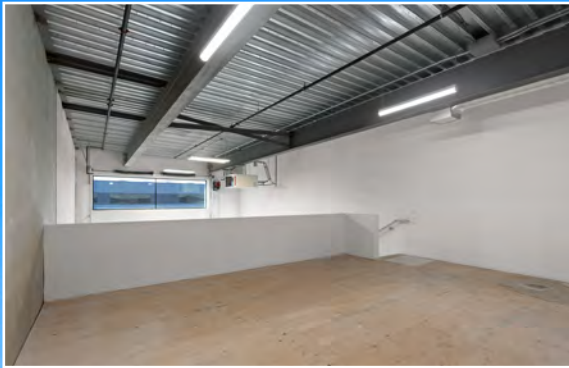
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OVERVIEW

Brand new personal industrial unit strategically located just off Highway 97, and directly across from Kelowna International Airport. Completed in 2023, Strata Lot 14 has approximately 1199 square feet on the main floor, with a 470 square foot mezzanine. Perfectly sized to accommodate multiple vehicles, luxury cars, watercrafts and/or hobby storage. Unit comes with oversized 16' x 14' garage doors, 27ft ceilings, full bathroom with shower, gas fired heater in the warehouse area, and a roof top heating and cooling system for the mezzanine/office. The unit also includes a specialized air quality detection, and full fire suppression system installed. 24/7 access for owners to a fully secured and monitored strata development.



PROPERTY HIGHLIGHTS



Private security gate with video surveillance



470 SF mezzanine



27 FT ceilings



Full bathroom with shower



SALIENT FACTS



SIZE

± 1,669 SQFT



ZONING

I2



STRATA FEES

\$137.62/mth



PID

031-892-078



LEGAL DESCRIPTION

Strata Lot 14, Section 14, Township 23, Osoyoos Division Yale District, Plan EPS8855, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V.



PRICE

\$699,000





KELOWNA INTERNATIONAL AIRPORT

SUBJECT PROPERTY

SUBJECT PROPERTY DISTANCES

HWY 97	3 MIN DRIVE
KELOWNA INTL. AIRPORT	3 MIN DRIVE
UBCO CAMPUS	3 MIN DRIVE
DOWNTOWN KELOWNA	22 MIN DRIVE



LOCATION

Located in the Airport Business Park across from Kelowna International Airport.

CONTACT LISTING AGENTS

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