



**FOR SALE**

**BUSINESS OR PREMIUM  
PERSONAL USE BAYS**

**STOREHOUSE | UNITS 204, 205, 206 & 207  
8920 GRIGG ROAD, KELOWNA BC**

**STEVE LAURSEN**

PERSONAL REAL ESTATE CORPORATION

**250.808.8101**

[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA

**COMMERCIAL**





## THE OPPORTUNITY

Introducing an exceptional opportunity to purchase business or premium personal use bays at Storehouse. Located within the Kelowna North industrial hub, these four side-by-side commercial strata units offer a range of features and options tailored to meet your needs. Each space provides a versatile canvas for workspace or additional personal use storage and garage space. Offering 4,752 square feet of space and 22-foot clear ceiling height, each unit includes one reserved parking stall and one loading bay, providing convenience and accessibility.

Whether you're looking to expand your business or seeking a premium personal use space, these units provide flexibility and a range of features to suit your needs. Purchase options are available, allowing you to acquire units individually or combined.

## PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
Unit 204, 205, 206, & 207  
8920 Grigg Road  
Kelowna, BC


 **UNIT SIZE**  
Unit 204 1,188 SF  
Unit 205 1,188 SF  
Unit 206 1,188 SF  
Unit 207 1,188 SF  
Combined 4,752 SF


 **ZONING**  
I3 | Heavy Industrial

 **YEAR BUILT**  
2018

 **STRATA FEES**  
\$313 / Month / Unit

 **POSSESSION**  
Immediate

 **PID**  
Unit 204 030-449-766  
Unit 205 030-449-774  
Unit 206 030-449-782  
Unit 207 030-449-791

 **PURCHASE OPTIONS**  
Units may be purchased individually or combined

 **LIST PRICE**  
Unit 204 \$489,900  
Unit 205 \$489,900  
Unit 206 \$489,900  
Unit 207 \$489,900

Combined \$1,959,600



207  
206  
205  
204

8920

  
STOREHOUSE  
8930

8860

LAIDLAW

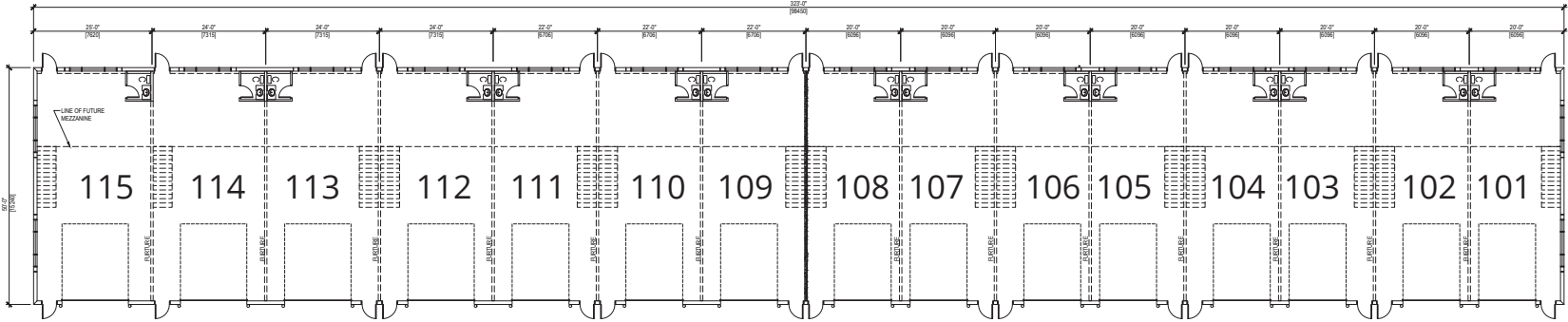
BLISS INDUSTRIES  
STORAGE SERVICES

STUBER DENVER

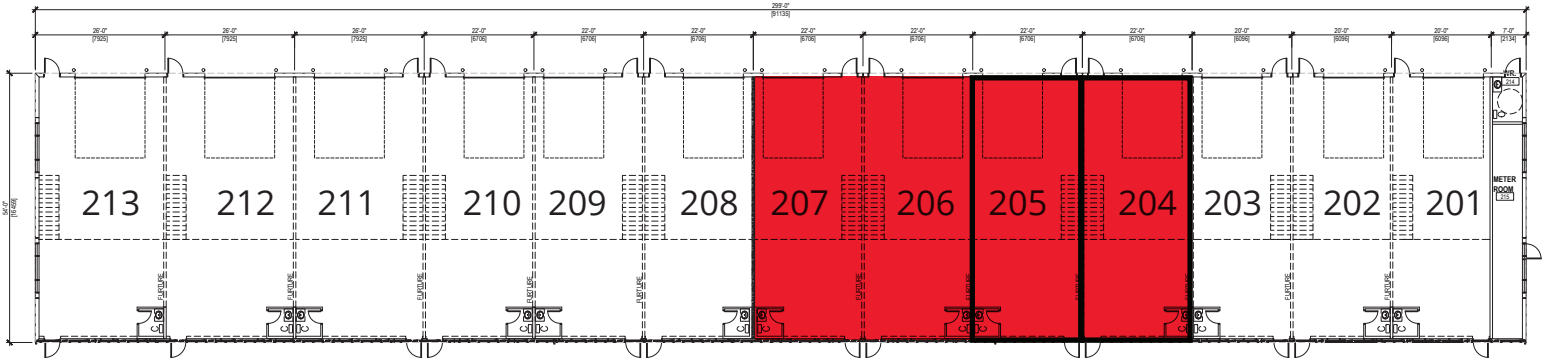
# FEATURES

<b>CEILING HEIGHT</b>	22-Foot clear ceiling height providing ample vertical space
<b>PARKING &amp; LOADING</b>	<p>Each unit includes one reserved parking stall and one loading bay, ensuring convenience and ease of access.</p> <p>One exclusive 12' W x 16' H electric grade load overhead door per unit (smartphone compatible)</p>
<b>WASHROOMS</b>	Roughed-in plumbing allows for easy customization and build-out of washroom facilities
<b>LIGHTING</b>	<p>T-5 lighting fixtures throughout providing excellent illumination throughout the units.</p> <p>Large windows within the overhead door and a transom window in the rear wall allow for ample natural light into the space</p>
<b>VENTILATION, HEAT, &amp; HVAC</b>	Ceiling fans, natural gas unit heater, and HVAC systems installed in each unit, ensuring proper ventilation and climate control
<b>CONSTRUCTION &amp; INSULATION</b>	<p>9" Pre-cast concrete tilt up exterior walls</p> <p>Ready for paint, fully dry-walled ceilings and interior walls. Fully insulated and sound proofed ensuring privacy</p>
<b>POWER</b>	200 AMP, 3-Phase electrical service
<b>DRAINAGE</b>	Floor drain installed in ground floor slab

# BUILDING PLAN



BUILDING 1

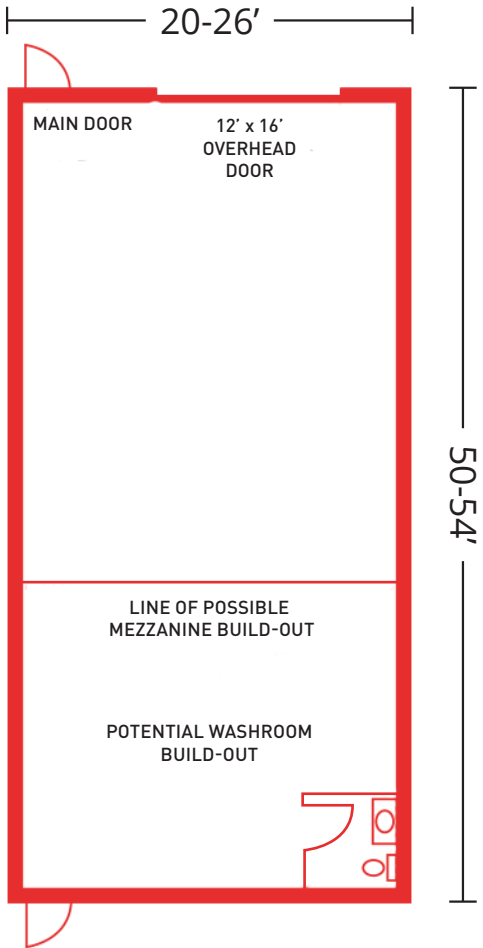


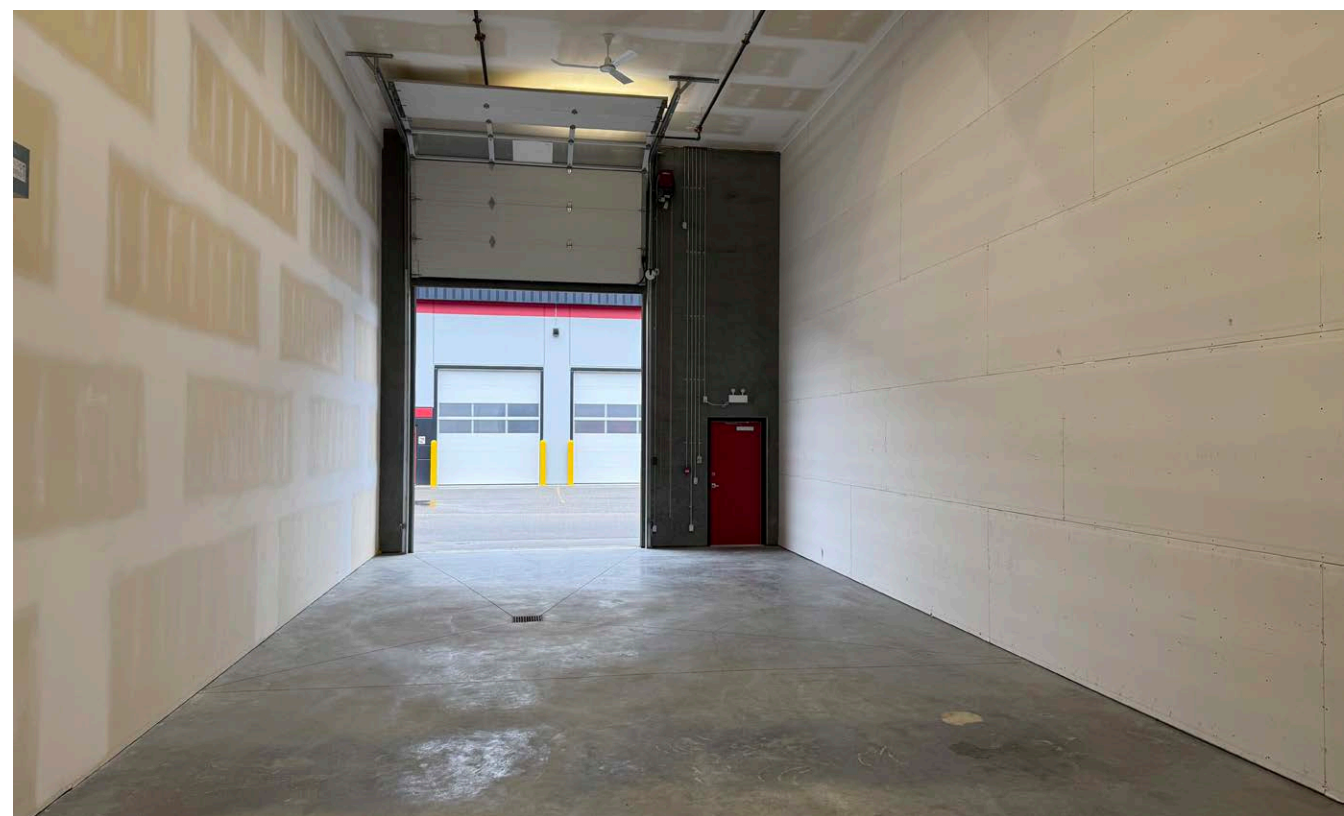
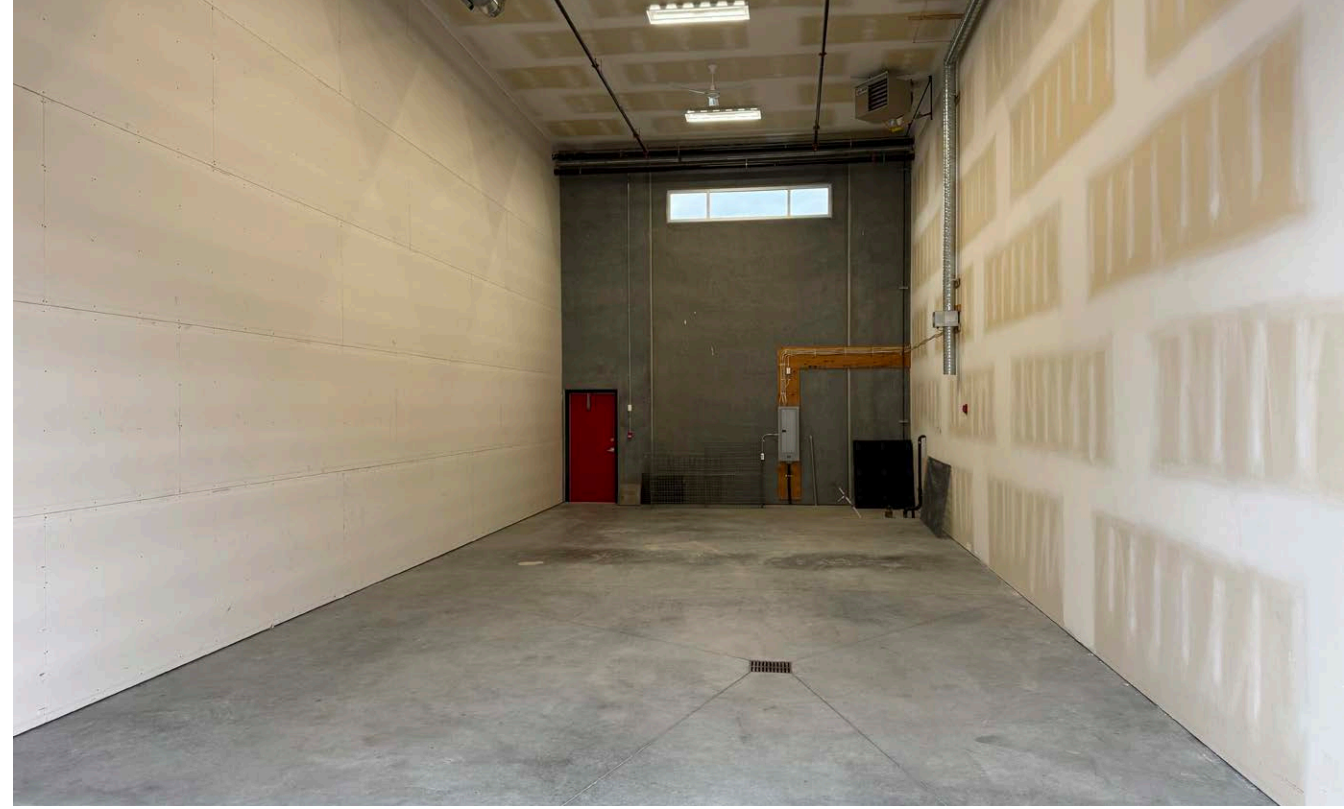
BUILDING 2



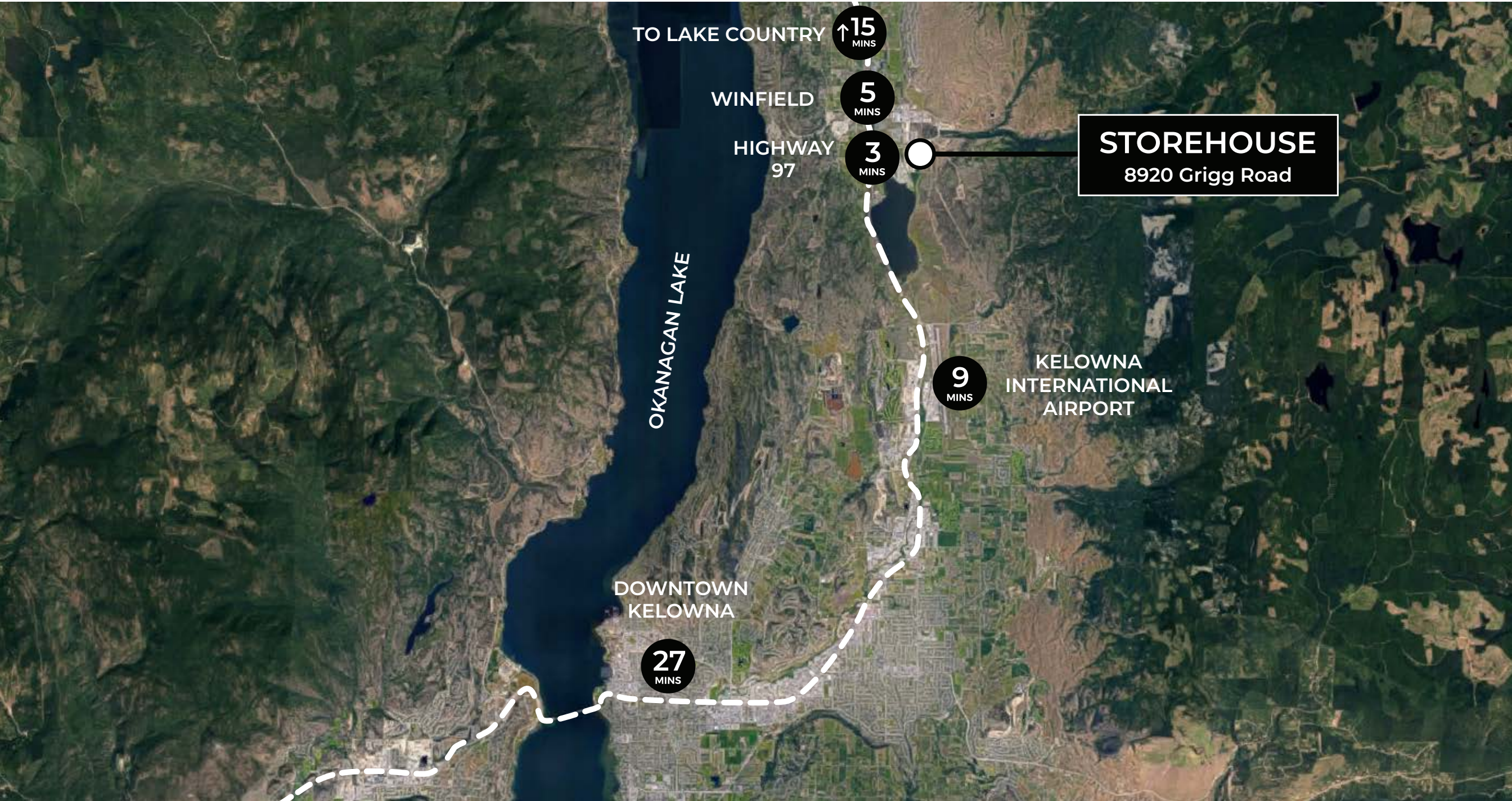
GRIGG ROAD

# FLOOR PLAN





# LOCATION



# CONTACT

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