



\$415/SF

FOR SALE

INDUSTRIAL STRATA UNIT FOR SALE
IN QUAIL RIDGE BUSINESS CENTRE

180-2094 PIER MAC WAY | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Unit 180 provides a great opportunity to own a total of 2,947 SF of I2 industrial space with 2,100 SF on the main floor and 847 SF on the mezzanine. Conveniently situated in the Airport Business Park, this prime location is right off Highway 97 and minutes from Kelowna International Airport, UBCO and Downtown Kelowna. The unit is made up of insulated concrete tilt-up panels with a 24' clear ceiling height, 12' x 12' grade-level loading doors and is ready for immediate occupancy.

PROPERTY DETAILS



MUNICIPAL ADDRESS

180-2094 PIER MAC WAY



ZONING

I2 | GENERAL INDUSTRIAL



UNIT SIZE

2,947 SF



YEAR BUILT

2024



PARKING

2 stalls allocated
in front of the unit



PROPERTY TAXES

\$3278.70 (2024)



STRATA FEES

\$413.02 Monthly



PID

032-134-941



LEGAL DESCRIPTION

Strata Lot 17 District lot 14
Township 23 Osoyoos Division
Yale District Strata Plan EPS9906



PRICE

\$1,223,005

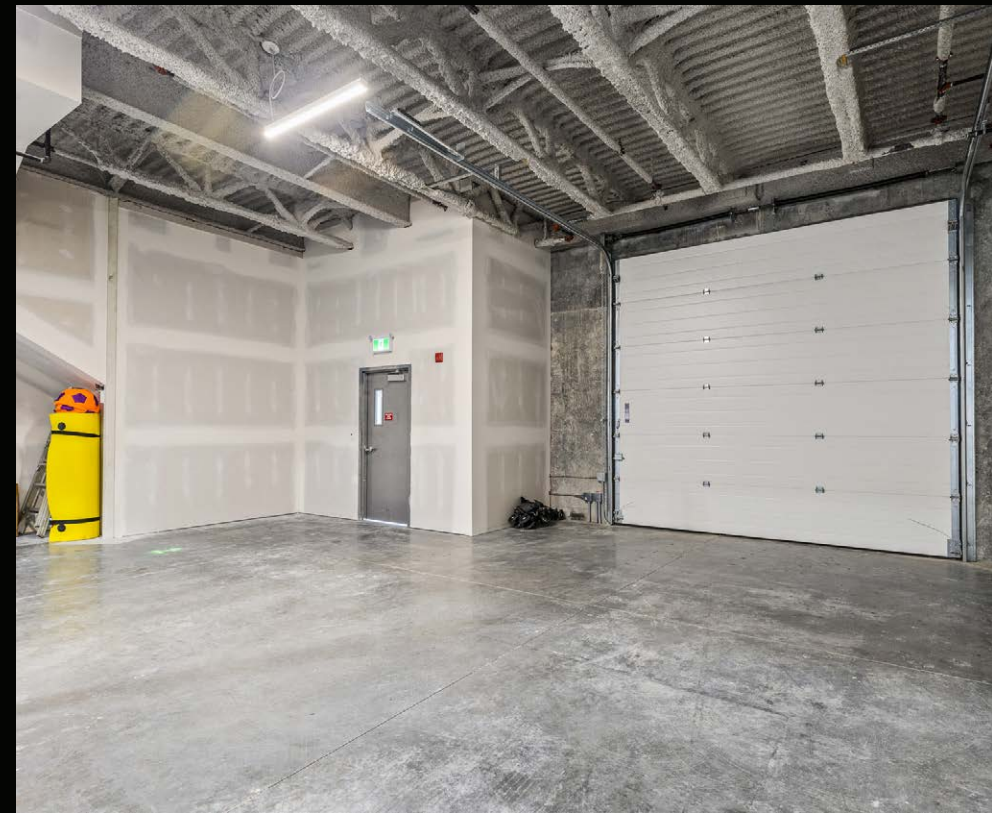
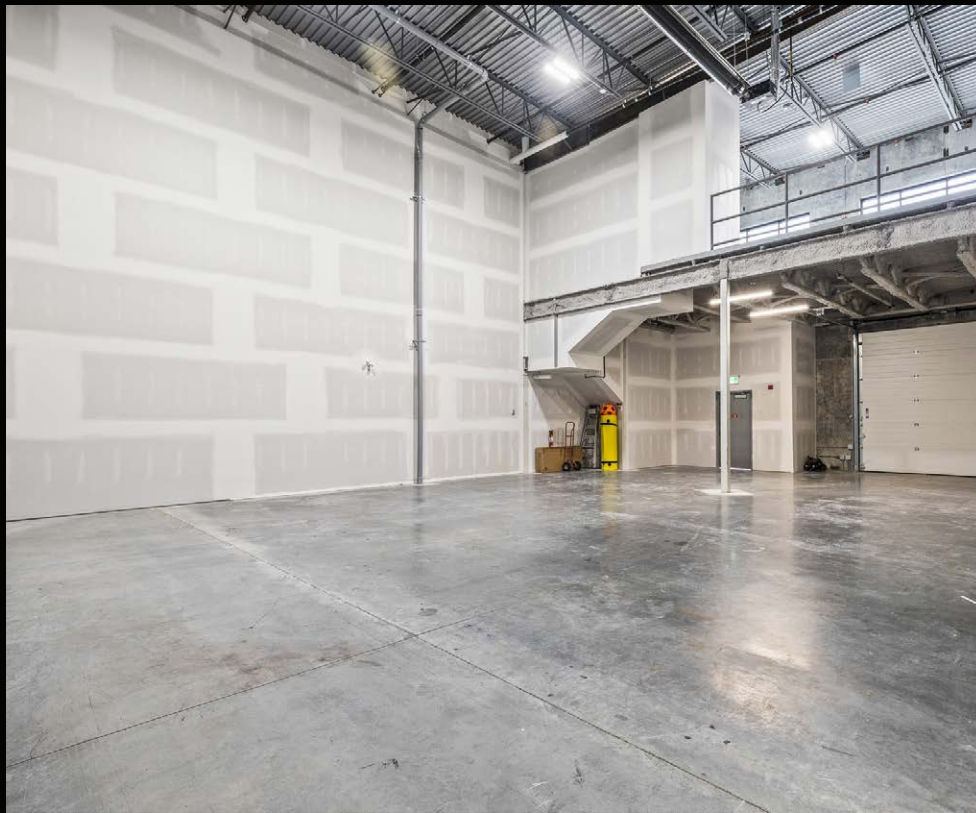
HIGHWAY 97

PIER MAG WAY



FEATURES

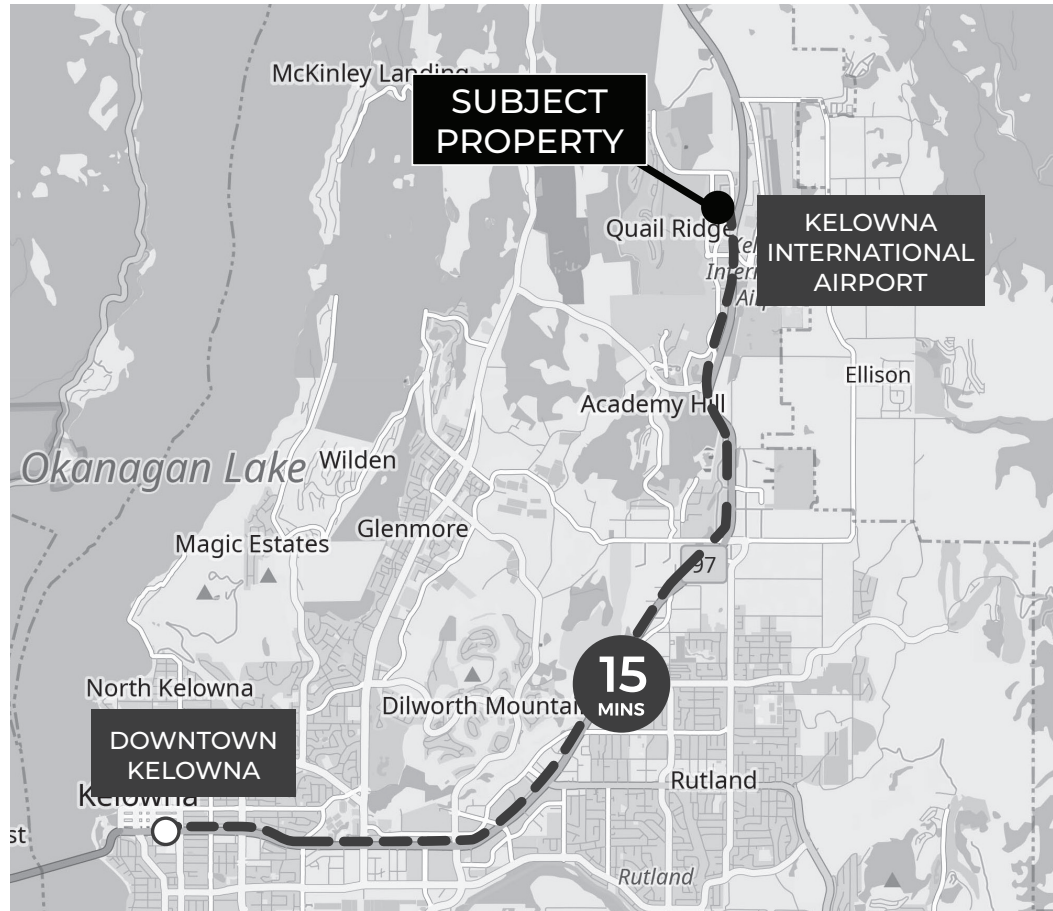
- Ground Level | 2,100 SF
- Mezzanine | 847 SF
- Total | 2,947 SF
- 24' clear ceiling height
- 12' x 12' Grade level loading door
- High-efficiency LED lighting
- ESFR sprinkler system
- Insulated concrete tilt-up panels





LOCATION OVERVIEW

2094 Pier Mac Way offers immediate access to Highway 97 and Kelowna International Airport, providing optimal logistics and excellent transportation networks for all your business needs. This industrial market, situated in Kelowna's Airport Business Park, is a thriving sector with a diverse range of businesses, making it an attractive location for your industrial investment.



DRIVE TIMES



1 MIN
TO HWY 97

2 MIN
TO KELOWNA
INTERNATIONAL
AIRPORT

8 MIN
TO HWY 33

15 MIN
TO DOWNTOWN
KELOWNA

34 MIN
TO VERNON



CONTACT

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