



# FOR LEASE

## VERSATILE SERVICE COMMERCIAL UNIT IN WEST KELOWNA

108 - 2374 BERING ROAD, WEST KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

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

ROYAL LEPAGE KELOWNA

COMMERCIAL






# OVERVIEW

Opportunity to lease a versatile 3,138 sq.ft service-industrial unit in West Kelowna. Located on a corner unit, this space offers a functional layout with a rear bay, large overhead door, and mezzanine level for additional storage or office use. Shared on-site parking available with other tenants. Zoned for a range of uses, including service commercial, light industrial, recreation, entertainment, office, and retail. Strategically situated near Governor’s Landing, major shopping centres, restaurants, and other key amenities, providing convenience for both staff and customers. Utilities are separately metered. Available November 2025 or sooner.

# PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
108 - 2374 Bering Road,  
West Kelowna, BC

 **ZONED**  
BP | Business Park

 **LEASABLE AREA**  
3,138 SF total  
(2,244 SF Ground | 894 SF Mezz)

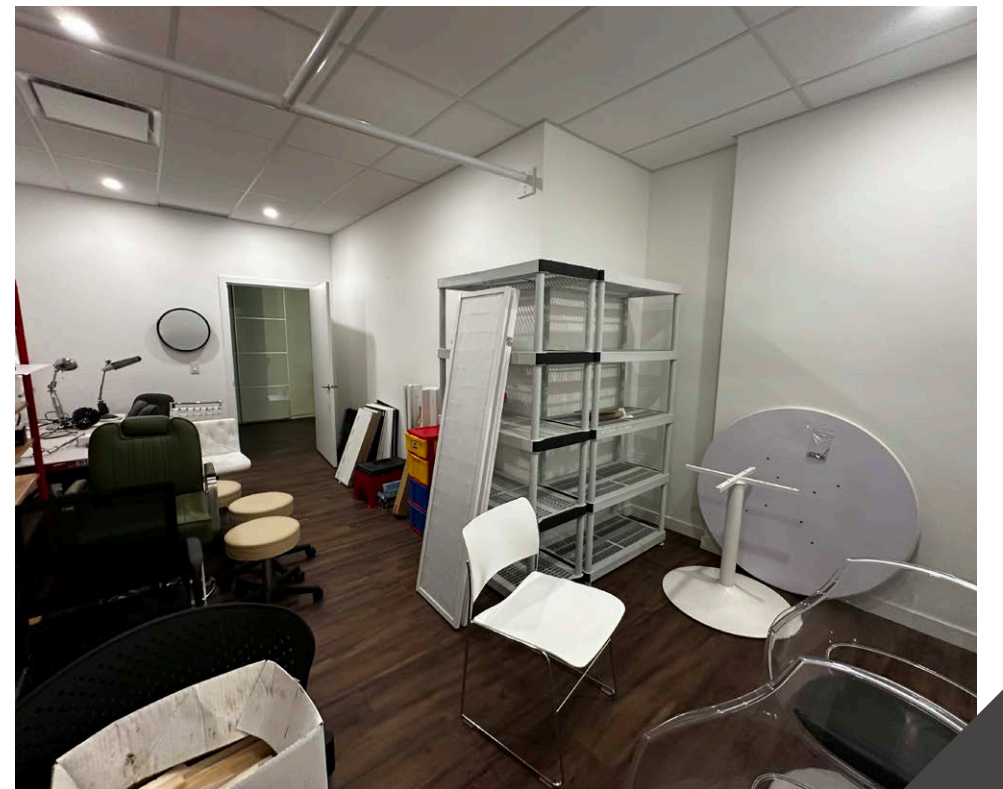
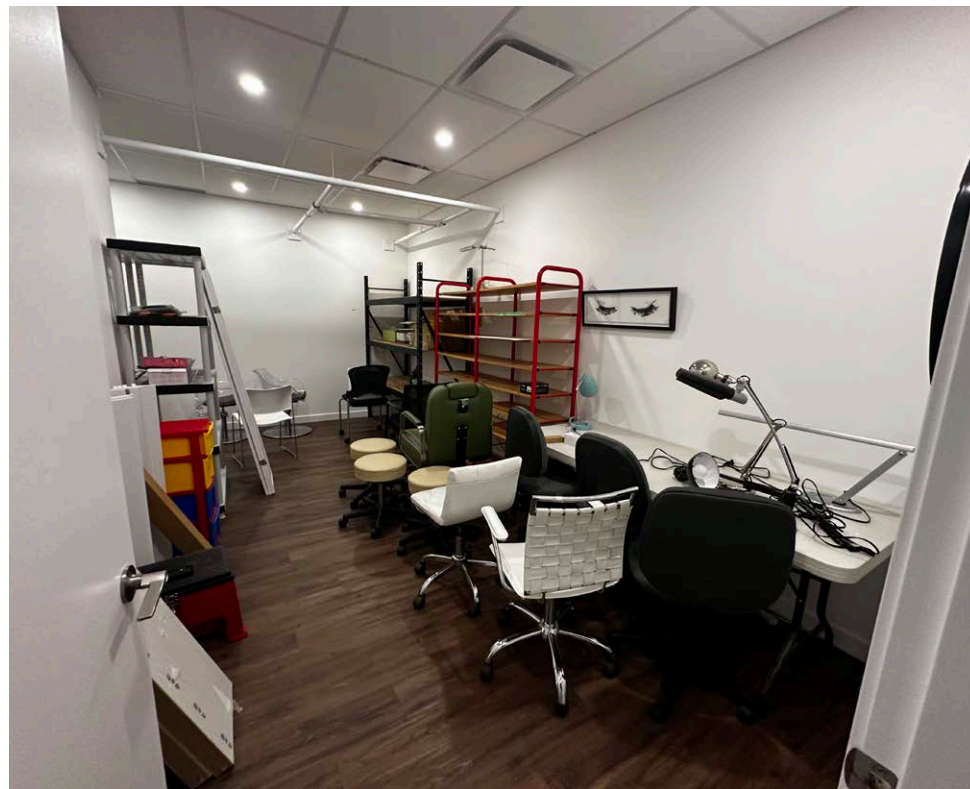
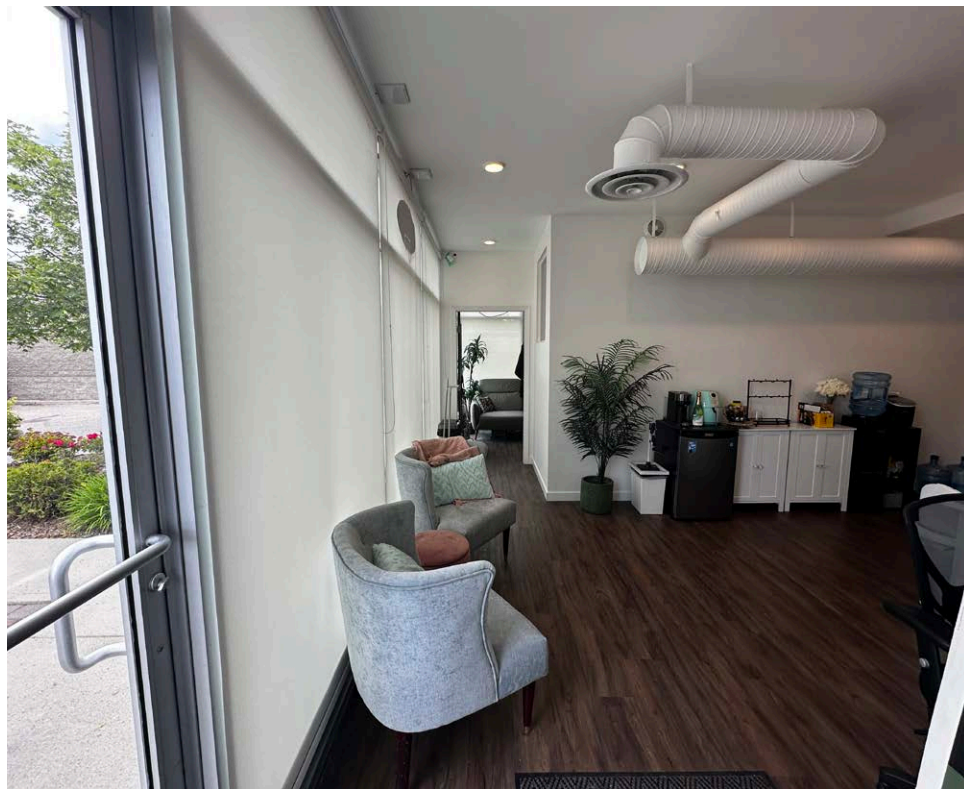
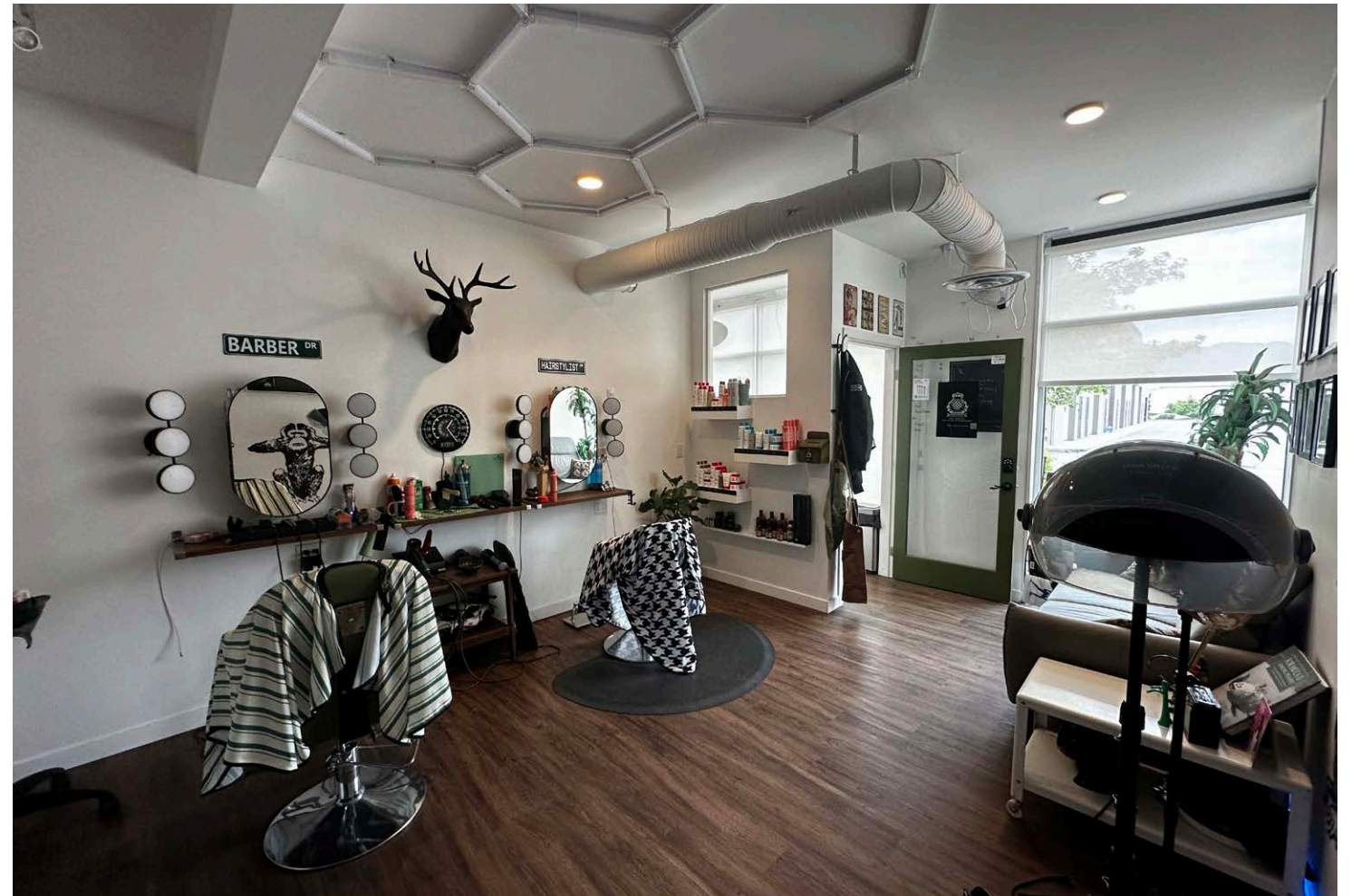
 **PARKING**  
Common Parking

 **POSSESSION**  
November 2025 or sooner

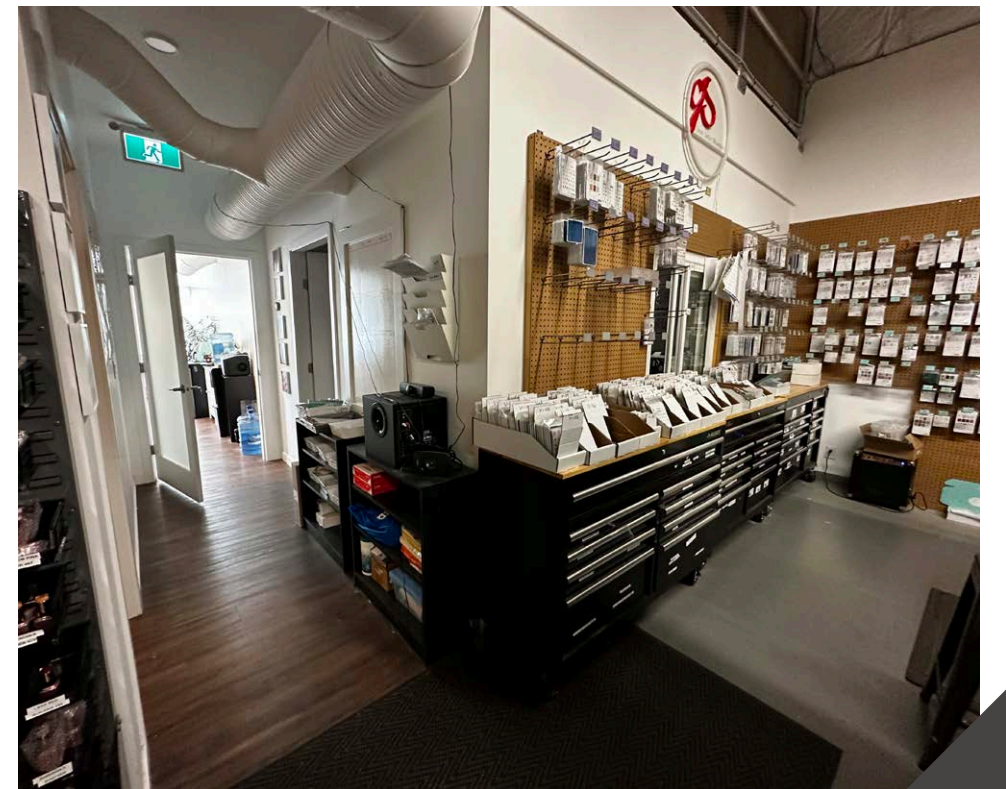
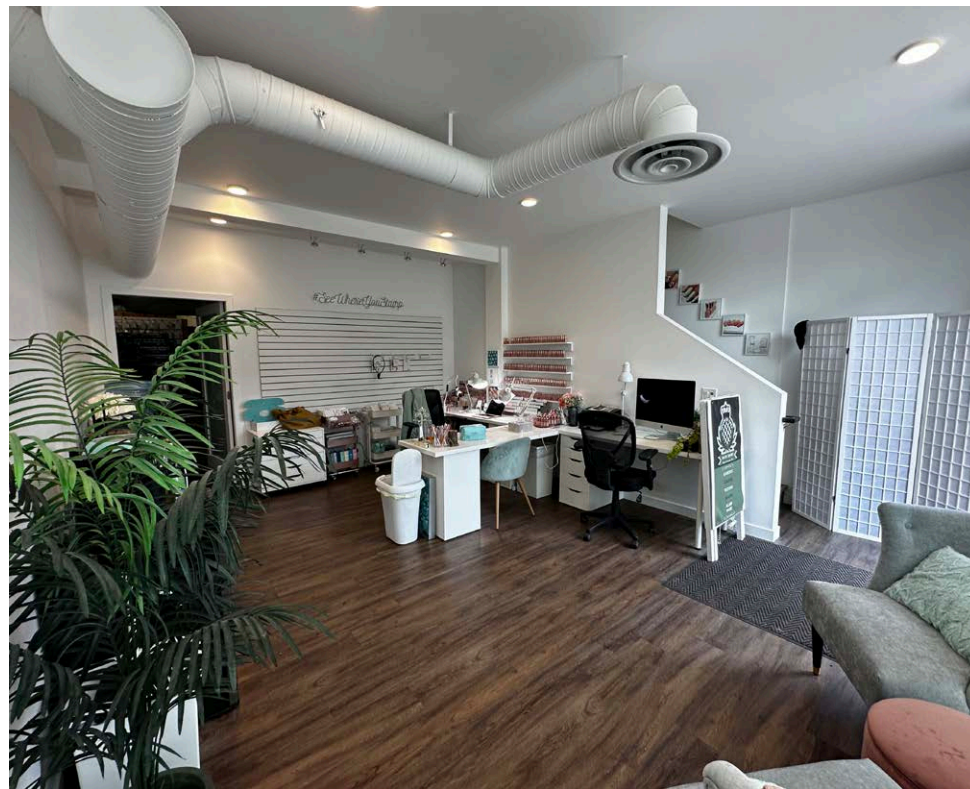
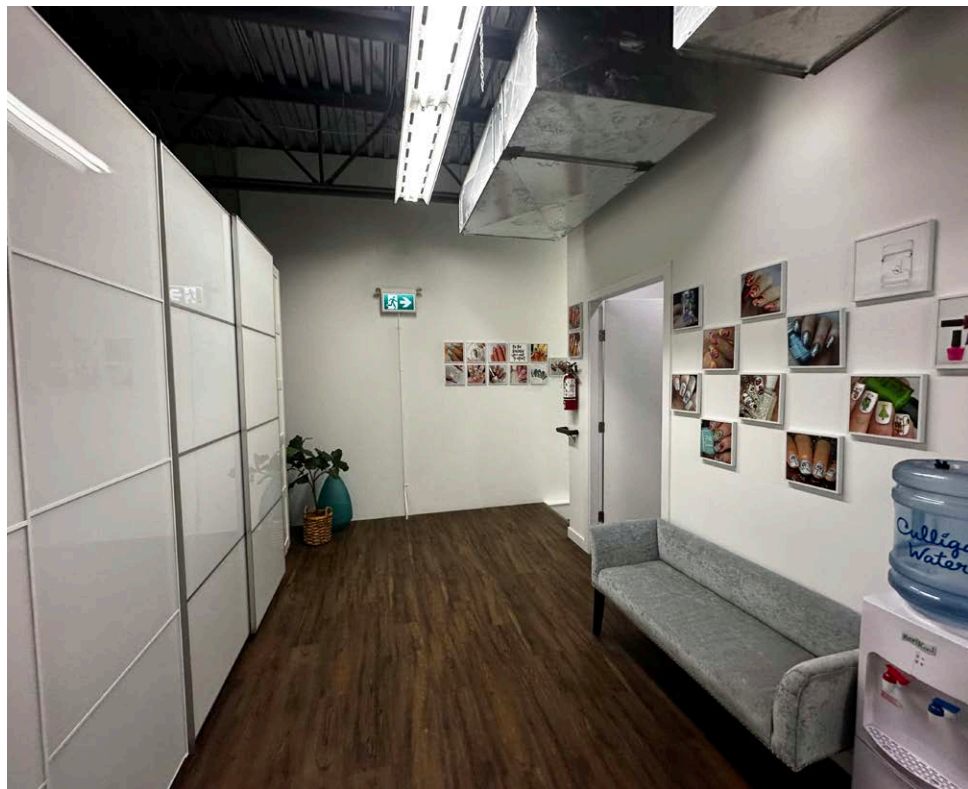
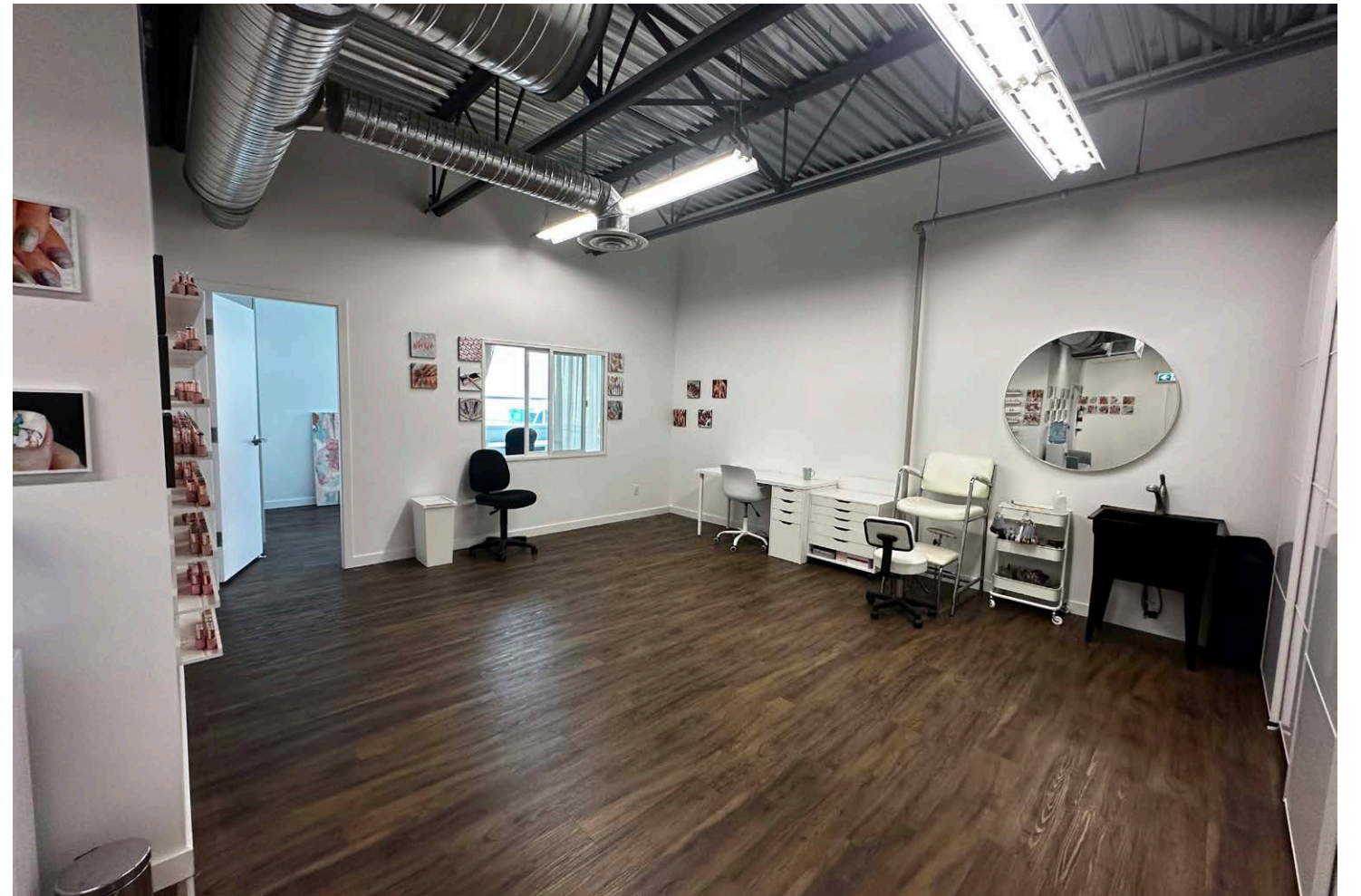
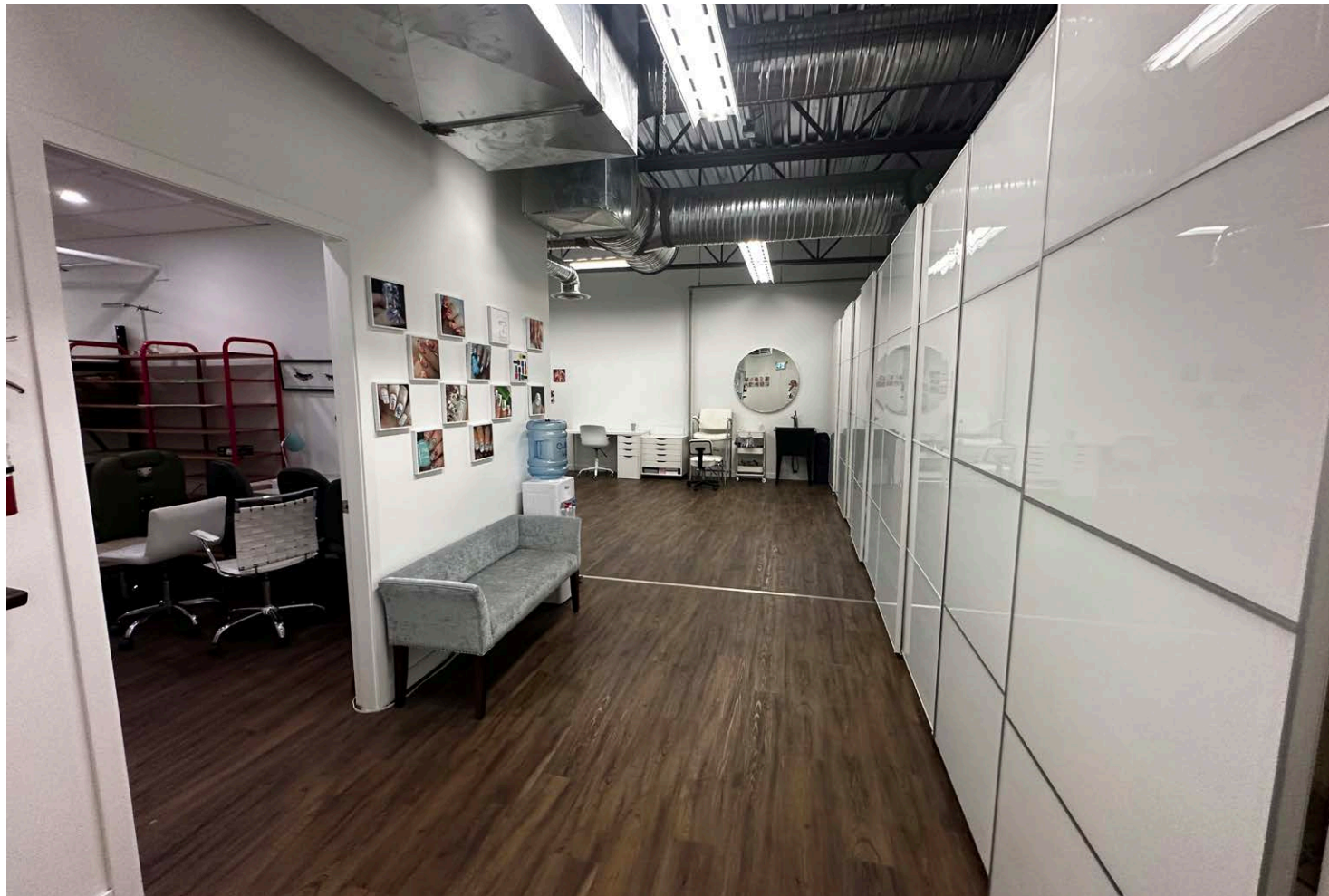
 **BASE RENT**  
\$15 PSF

 **ADDITIONAL RENT**  
\$7.16 PSF















# LOCATION OVERVIEW

Unit 108 is located just off Highway 97 in a well-established commercial-industrial area of West Kelowna. The property offers quick access to Governor's Landing, major shopping centres, restaurants, and service amenities. Surrounded by a mix of service commercial and light industrial users, this location supports a wide range of uses and benefits from steady daytime traffic and nearby residential density.







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**MODERN COMMERCIAL TEAM**

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