

591
GASTON
AVENUE

STANDALONE INDUSTRIAL PROPERTY
WITH SUBSTANTIAL SECURED YARD IN
KELOWNA'S NORTH END

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Rare opportunity to lease a standalone industrial property with substantial secured yard in Kelowna's North End. The building offers approximately 10,201 square feet of warehouse, shop and office space. The building is complemented by approximately 7,300 square feet of fenced yard area, providing excellent function for outdoor storage, equipment parking and vehicle circulation.

The building features two grade-level overhead doors and a versatile mix of open warehouse/shop space, private offices on a mezzanine level, staff areas and ancillary space. Ceiling heights are approximately 19' to the underside of the truss within the warehouse section, which is serviced by radiant heat. This opportunity presents a compelling opportunity for a wide variety of industrial and service commercial occupiers.



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
591 Gaston Ave
Kelowna BC

 **ZONED**
I1 - Light Industrial

 **BUILDING SIZE**
Main Floor: ±8,603 SF
Second Floor Office: ±1,598 SF
Total Building Area: ±10,201 SF

 **FENCED YARD SIZE**
±7,300 SF

 **POWER**
Dual 200 AMP service
1-phase & 3-phase

 **LOADING DOORS**
2 grade-level doors
14' high and 12' wide

 **NNN**
\$4.20 PSF (estimated for 2026)

 **PRICE**
\$18.75 PSF

PROPERTY HIGHLIGHTS



±10,201 sq. ft. freestanding industrial property



±7,300 sq. ft. secured and fenced yard area



Functional mix of warehouse/shop and office space



Two grade-level overhead doors | 14' high by 12' wide



Drive-through loading capability with front-to-rear access



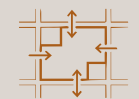
Approx 19' ceiling height to underside of truss in warehouse



Radiant heating in rear warehouse



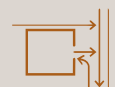
Dual 200 AMP electrical service, including single-phase and three-phase power



Multiple site access points



Central North End industrial location



Convenient access to Clement Avenue and Highway 97



Five reserved parking stalls at front of building



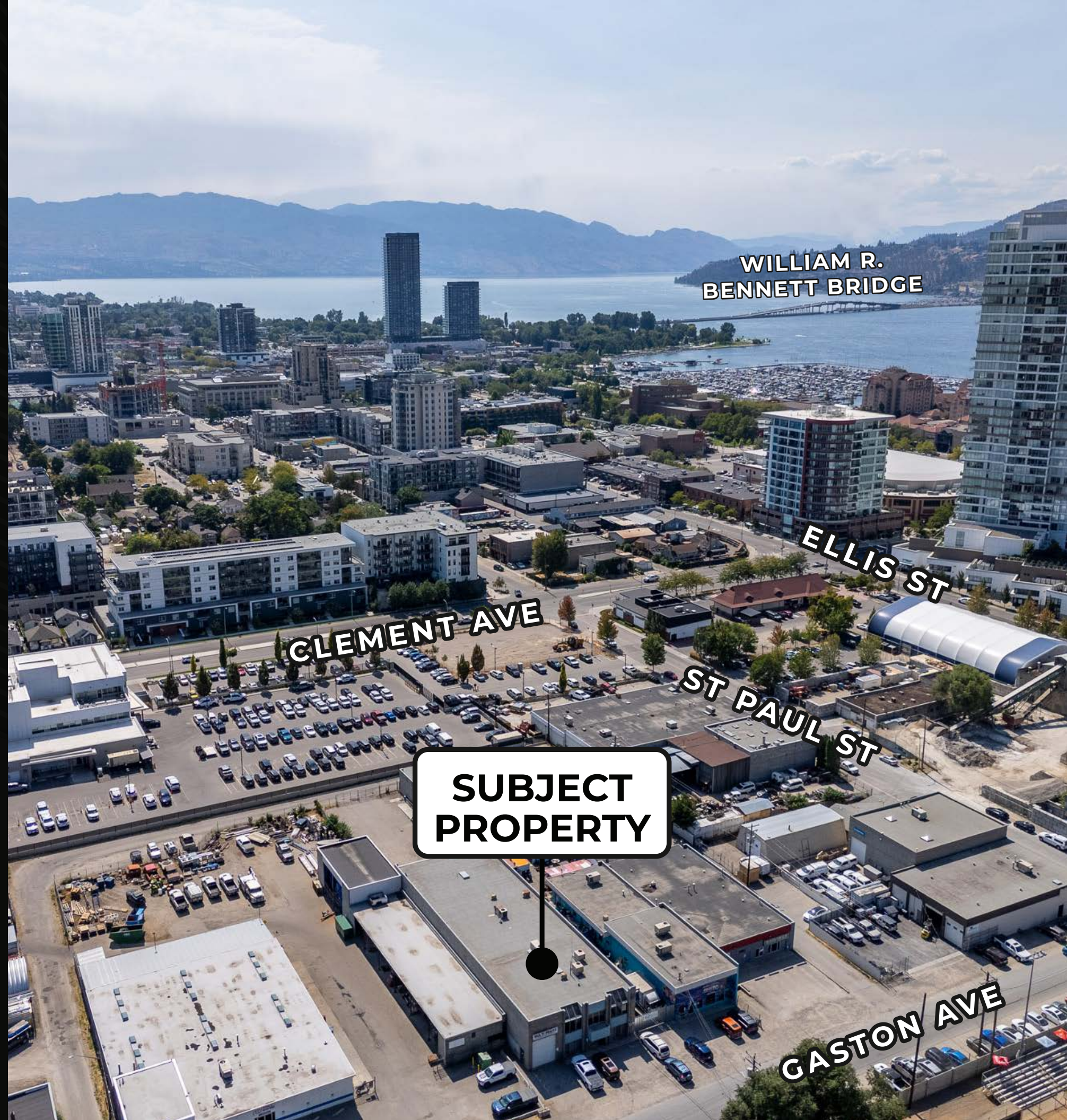




LOCATION OVERVIEW

591 Gaston Avenue is strategically located in Kelowna's North End industrial district, immediately north of Downtown Kelowna. The property is positioned just off Clement Avenue, providing efficient east-west connectivity and convenient access to Highway 97 and key commercial and industrial areas throughout the city.

The North End is one of Kelowna's most centrally located employment and industrial areas, accommodating an established mix of industrial, manufacturing, distribution, automotive and service commercial businesses. The property's proximity to Downtown Kelowna, major transportation routes and the broader Central Okanagan provides an advantageous location for businesses requiring efficient access for employees, customers, deliveries and service throughout the region.





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