

# \$14,950,000 - 675&683 Dease Road, Kelowna

MLS® #10244909

**\$14,950,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 3 Acres

Rutland North, Kelowna, British Columbia

Very Rare opportunity to buy an "inner city" industrial park. A Share Sale may be an option (save the PTT). Two titles, 6 buildings totaling 48,000 sq ft of ground floor leasable area. 225 feet of street frontage on Dease Road. Great net revenue stream from 12 tenancies. Complex is 100% leased. Some tenants currently at below market rate so there is upside in rents on renewals. Five year projected rent schedule is available along with current rent role and DD material upon signing a Non Disclosure Agreement. NDA will be provided by Listing Broker. Current site coverage is 36%. With the maximum allowable site coverage at 60% and an FAR of 1.5 on this I-2 site, there is an opportunity to build out additional 30,000 of new ground level space. With an FAR of 1.5 more space could be developed vertically. There are multiple redevelopment options on one or both of these sites. For more information or to arrange a tour of the property call listing broker directly. Disclosure: Listing Broker is the sole director in another company that has a 20% interest in 1153542 BC Ltd. (id:6289)



## Essential Information

Listing #	10244909
Price	\$14,950,000
Bathrooms	0.00
Acres	3.06

Type Industrial

### **Community Information**

Address 675&683 Dease Road

Subdivision Rutland North

City Kelowna

Province British Columbia

Postal Code V1X4A4

### **Listing Details**

Listing Office Venture Realty Corp.

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