



GATEWAY III

2374 BERING ROAD

KELOWNA, BC

FOR SALE

OK TIRE AUTO SERVICE ANCHOR
SERVICE COMMERCIAL INVESTMENT
100% LEASED





THE OFFERING

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a well anchored multi-tenant service commercial investment property in the heart of West Kelowna's commercial corridor. Located at 2374 Berling Road, this 16,223 square foot building is situated within a well-established node and offers a compelling combination of stable in-place income and upside potential.

Held under a 99-year leasehold interest expiring in Dec 2107, this asset delivers long-term security in a market characterized by limited supply of small-bay product. Opportunities to acquire commercial properties with strong tenancy profiles and secure income in West Kelowna are increasingly scarce, making this an attractive offering for investors seeking cash flow with growth potential.

INVESTMENT HIGHLIGHTS

- **Rare Opportunity:** Limited availability of small-bay commercial assets in West Kelowna
- **Income + Upside:** Multi-tenant building with stable revenue, anchored by OK Tire Auto Service
- **Long-Term Leasehold:** 99-year leasehold (expiring in Dec 2107) structure providing operational stability and long-term control
- **Strategic Location:** Excellent access to Highway 97 and proximity to Kelowna
- **Strong Market Fundamentals:** High demand and low vacancy for service commercial space throughout the Okanagan region

PROPERTY SUMMARY

Property Address	2374 Bering Road, Kelowna, BC
Legal Description	Lot 364-8, Plan CLSR95079, Tsinstikeptum IR #9, Province of British Columbia
Site Size	1.0 Acre
Year Built	2010
Building Size (Gross)	17,014 SF
Leasable Area	16,223 SF
Occupancy	100% leased
Major Tenants	OK Tire & Wild Kidz
Use Type	Service Commercial
Zoning	Business Park
Cap Rate	5.50%
WALE (Rent)	3.96 years
Projected NOI	\$262,321
Listing Price	\$4,750,000

**Data Room is available upon receiving a signed Confidentiality Agreement.*

DEMOGRAPHICS

	1KM	3KM	West Kelowna	Kelowna
Population	4,215	24,652	36,078	144,576
Median Age	50	49	44	43
Average Household Income	\$73,010	\$81,327	\$119,500	\$105,300
Labour Force Participation	52%	52%	59%	60%

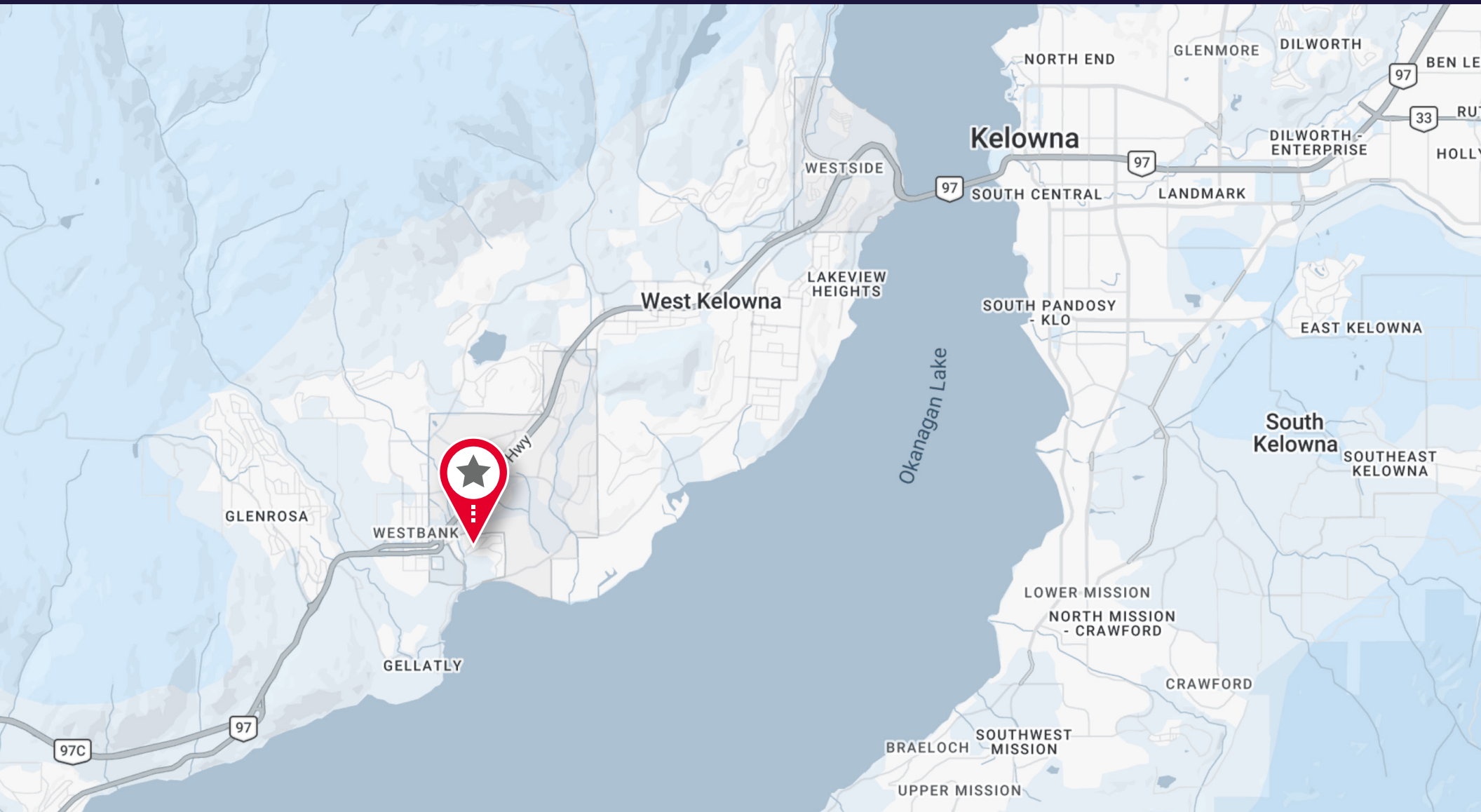




LOCATION OVERVIEW

Positioned in the core commercial area of West Kelowna, this property benefits from excellent connectivity and a rapidly growing commercial base. Berling Road is a well-established service-industrial corridor with convenient access to Highway 97, linking businesses to Kelowna and the broader Okanagan region.

Surrounded by a diverse mix of commercial and industrial users, the area supports strong tenant demand and long-term growth, making it an ideal location for logistics, service trades, and light industrial operations.





Contact

BURTON VAN ALSTINE

Personal Real Estate Corporation

Senior Vice President

Direct: +1 604 640 5804

Mobile: +1 604 880 4222

burton.vanalstine@ca.cushwake.com

Cushman & Wakefield

700 West Georgia Street, Suite 1200

Vancouver, BC V7Y 1A1 | +1 604 683 3111

cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE