PRICE REDUCTION

GATEWAY III
2374 BERING ROAD
KELOWNA, BC

FOR SALE

OK TIRE AUTO SERVICE ANCHOR SERVICE COMMERCIAL INVESTMENT 100% LEASED



CUSHMAN & WAKEFIELD





THE OFFERING

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a multi-tenant service commercial investment property in the heart of West Kelowna's commercial corridor. Located at 2374 Berling Road, this 16,223 square feet 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 industrial 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
- **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
PIDs	902-524-404
Legal Description	Lot 364-8, Plan CLSR95079, Osoyoos Div of Yale Land District
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 Kids
Use Type	Service Commercial
Cap Rate	~~5.50%~~ New Rate 5.83%
WALE (Rent)	3.96 years
Projected NOI	$262,321*
Asking Price	~~$4,750,000~~ New Price $4,500,000

**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%

72 WALK SCORE

49 BIKE SCORE








104
104


OK TIRE

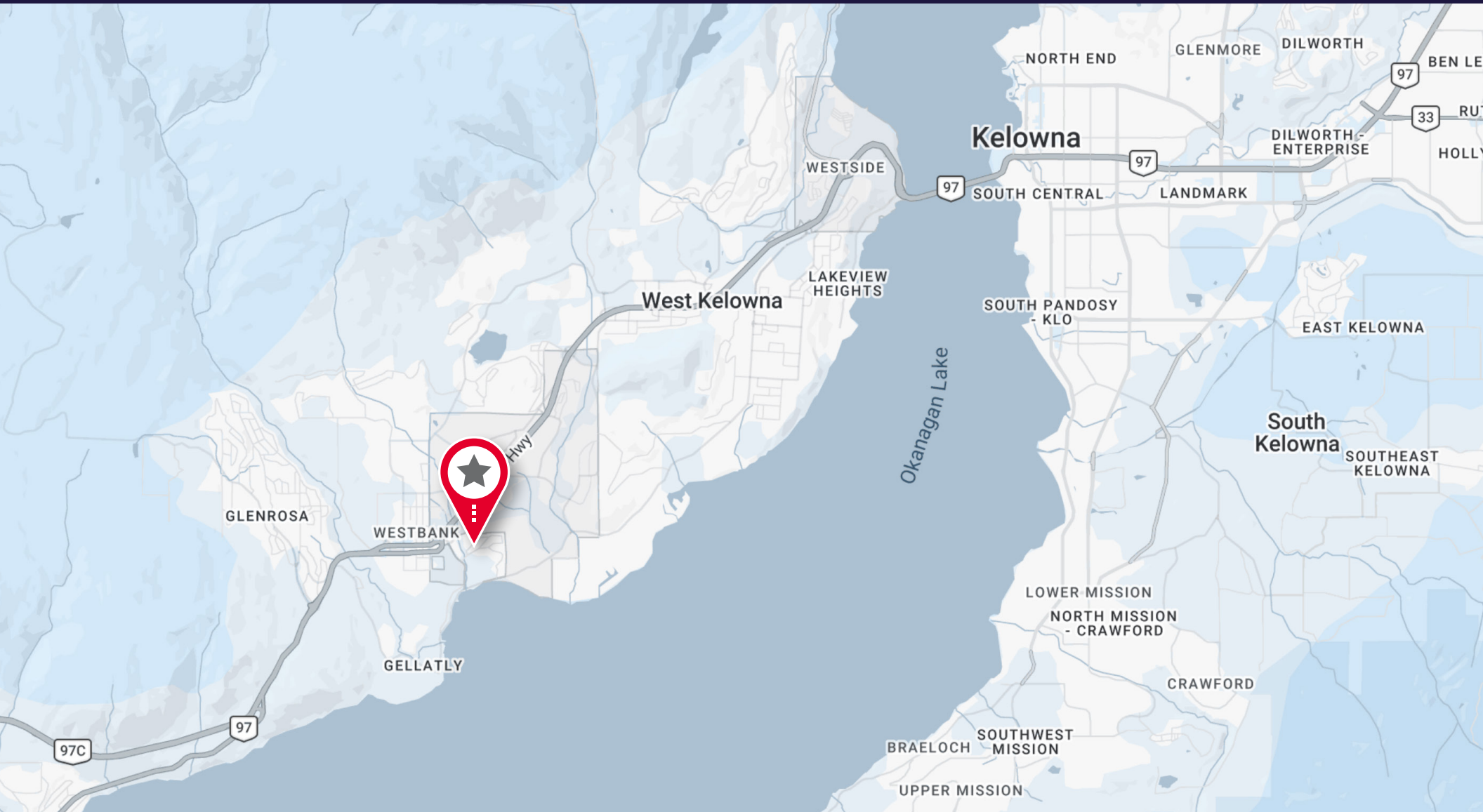



Superstore

LOCATION OVERVIEW

Positioned in the core industrial 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.





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