

**2020 Klo Road**  
Kelowna, BC V1W 2H7



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**MLS# 10223691**



**\$999,000**

**3 Bedrooms | 3 Bathrooms**

Home & Business, all in one! Exceptionally central .34 acre with well maintained home incl. legal suite and large detached 960 sf shop with washroom, currently home to Great West Monuments Ltd. This exceptional live/work opportunity is one-of-a-kind, established in 1999 this small business offers a good living for an owner/operator. Buy the package or business separately. INVENTORY NOT INCLUDED (approx \$30k). Great West makes ornate granite & stone monuments for various applications, with a significant portion of their work coming from local funeral homes. With an exhaustive list of equipment however, possibilities are endless. The business enjoys some drive-by traffic as well as many referrals without advertising, while keeping a consistent income year after year. The home is well designed with a separate entry for the office incl. an area to meet clients as well as the design centre/office. Outside a separate workshop is where all the magic happens. Upstairs has been separated from the basement with a closet but could be converted back. Currently arranged as a one bedroom plus den with laundry closet, and a large open living area with a chefs kitchen, all renovated about 20 years ago. Downstairs is a two bedroom legal suite. Ample parking for up to 5 cars and stunning grounds with mature landscaping and extreme privacy, thanks to a



**Louise Levesque**  
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For full listing details, please scan:

