



4200 Beach Avenue 105B Peachland British Columbia

\$552,000

Why lease when you can own? An excellent opportunity for an owner-occupier or investor to secure commercial space in a highly desirable semi-waterfront location along Beach Avenue in Peachland. Located on the ground floor of The Gateway, this mixed-use development offers excellent exposure, direct lake and mountain views, and a location popular with both local residents and visitors. The unit is currently professionally fitted out as a wellness clinic and features individual treatment rooms, each with its own sink, along with a steam shower and included washer and dryer. The CD2 zoning provides flexibility for ground-floor office and retail uses, making the space suitable for a wide variety of businesses beyond its current wellness configuration. Commercial ownership opportunities like this are difficult to find in Peachland, particularly at an accessible price point that may make ownership an attractive alternative to leasing for a new or growing business. The Gateway includes only six ground-floor commercial units, with high-end residential condominiums above. This strata unit also benefits from low monthly strata fees, one secure indoor parking stall, and ample street parking for customers. Whether you are looking for a home for your own business or an addition to your commercial real estate portfolio, this is a unique opportunity to own in one of Peachland's most recognizable waterfront-oriented locations. (id:6769)

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