



## 275 Okanagan Avenue Penticton British Columbia

\$1,995,000

Cap Rate: 6.5+% - This 10,392 sq. ft. two-storey building sits on a fully fenced 0.5-acre site and includes commercial/retail space, office areas, residents and a secure storage facility. The second floor is partially improved for office use and staff accommodations. Offered at a 6.5%+ CAP RATE Steel and wood construction with ICF foundation, Metal/stucco exterior with torch-on roofing (2019), 400 Amp power, HVAC, and copper plumbing, Secure key fob access, video surveillance, motion sensors, Large fenced yard with 85 self-storage units and one 24'x25' oversized unit. Great opportunity for investors or owner-occupiers looking for cash flow, expansion space, or redevelopment potential. This well-located industrial property in Penticton offers a unique opportunity to acquire a mixed-use, income-generating asset in the heart of an established industrial district. Property only, business not for sale. (id:6769)

Listing Presented By:



Originally Listed by:  
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