



## 402 Industrial Avenue Penticton British Columbia

\$12

Location. Location, Location! +/- 5800 sq ft of M1 zoned space for lease with amazing exposure on a high traffic corner in Penticton. Fronting onto Government Street and Industrial Ave, this space is close to Penticton Regional Hospital and has easy access to Hwy 97. Recent updates have removed the drop ceiling opening up the space significantly as well as a slight reduction in sqft due to an expansion of an adjacent space. Zoning allows for mixed general and light industrial usages from contractor space, storage, wholesale & warehouse storage, cold storage for wine, warehouse space, motor repair, restaurant and much more. For convenience, parking for clients and staff is available right out front. Preference is to lease the whole space at present. Triple Net cost is approx \$5.00/sq ft which includes p.tax, insurance & snow removal. Sign on photo was virtually adjusted. (id:6769)

Listing Presented By:



Originally Listed by:

Engel & Volkers South Okanagan

<https://jonathanwallrealestate.com/>



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