



4201 SKAHA LAKE Road Penticton British Columbia

\$4,495,000

This premier boutique all suite room motel and Nordic Spa represents a rare investment and lifestyle opportunity with direct proximity to Skaha Lake's popular beachfront. Located at 4201 Skaha Lake Road in Penticton, the property offers convenient guest underpass access to Barefoot's private beach, positioning it as a turnkey operation in one of the Okanagan Valley's most desirable tourist and recreational destinations. The improvements consist of 16 well-appointed guest suites plus managers suite, many featuring full kitchens, modern appliances, premium bedding, and private balconies or patios, alongside a Nordic Spa component that enhances the guest experience with wellness amenities. The listing price reflects a competitive and well-supported offering that delivers an attractive going-in cap rate in the mid-to-upper 8% range (based on current stabilized NOI performance), which is compelling relative to broader Okanagan and BC motel/hospitality benchmarks. This provides investors with solid cash-on-cash returns alongside meaningful upside from further operational efficiencies, spa expansion, or repositioning in a market where quality lakeside product remains scarce. (id:6769)

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Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca