



6239 MAIN Street 6235-6237 Oliver British Columbia

\$999,000

Exceptional investment opportunity on busy Highway 97 in Oliver, offering high visibility and stable income. This well-maintained commercial building features a diverse mix of office and retail tenants, with three anchor tenants occupying over 80% of the rentable space, providing long-term stability. The building also includes six smaller offices, catering to a range of professional and service-based users. The property offers 8,000 sq ft of total building area, with approximately 6,800 sq ft of leasable space, making it an efficient and income-generating asset. Numerous upgrades have been completed over the past 20 years, ensuring solid infrastructure and reduced maintenance requirements for years to come. This fully tenanted building generates an attractive 8% capitalization rate, ideal for investors seeking a strong return in a growing South Okanagan market. (id:6769)

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