



## 6272 MAIN Street Oliver British Columbia

\$525,000

**BUILDING ONLY** – Prime investment opportunity in the heart of downtown Oliver! This 4,365 sq ft commercial building offers three well-positioned storefronts with outstanding exposure along the town's main vehicular corridor. Surrounded by three major banks, the property benefits from strong pedestrian and vehicle traffic throughout the day. The owner currently operates an East Indian grocery store from one unit and will lease it back on a secure 5-year term. The remaining two units have recently been leased, each with 5-year terms in place, providing stable and predictable income from day one. At the rear of the building, four dedicated parking stalls with access to a shared common area enhance convenience for both customers and staff. An excellent opportunity for investors or owner-users seeking a fully leased, high-visibility asset in a vibrant downtown core. Offered at over a 6.5% cap rate at the asking price. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty

<http://www.wesellpenticton.com/>



**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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