



## 206 MAPLE Avenue Oliver British Columbia

\$2,390,000

Revenue opportunity in Oliver, BC. Located on a large .74 acre corner lot with a current lease to a large multi-national corporation. This 2018 built, 6000 sqft metal building with 20ft ceilings and a partial mezzanine can be configured to suit many applications. There are three 14ft tall bay doors providing great access into the shop area as well as an office, lunch room and reception area. Outside, there is plenty of secured paved parking as well as power along the fence line which is currently being used as an outdoor yard for the rental business. Offering Cap Rate as of December 1, 2025 is 7% based on the asking price. New Furnace and AC in 2023. M1 zoning which allows for a multitude of uses. 10 minute drive to the Area 27 Raceway, 35 minute drive to Penticton and a 20+ minute drive to Osoyoos and the US Border. (id:6769)

Listing Presented By:



Originally Listed by:  
Engel & Volkers South Okanagan

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