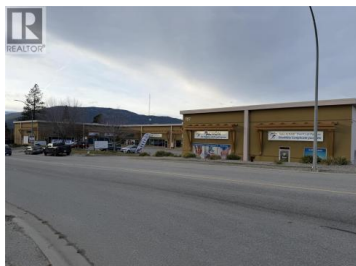




197 Warren Avenue 102 Penticton British Columbia

Industrial Area

\$999,000



Excellent opportunity to acquire a well-performing commercial strata unit in Penticton. This 4,800 sq. ft. unit is occupied by a stable, long-term tenant who has been in place for over 10 years. A new 5-year escalating lease was signed in November 2025, providing strong and predictable income growth. At the current asking price, the property offers an attractive 6.4% cap rate, which is projected to increase to approximately 7.5% by the end of the lease term. This is a true hands-off investment, as all exterior repairs, maintenance, and common area responsibilities are managed by the strata. Ideal for investors seeking secure cash flow, long-term stability, and minimal management in a prime Penticton location (id:6769)

JB Bansoota

RE/MAX Wine Capital Realty

Phone: (250) 486-6339

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



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada