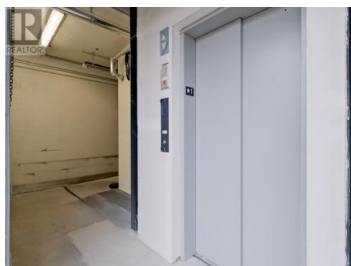




## 260 Okanagan Avenue Penticton British Columbia

Industrial Area

**\$3,650,000**



Presenting a prime investment opportunity with a mixed-use industrial building offering approximately 33,784 square feet of space on a .678-acre lot, ideally located at the corner of Okanagan and Camrose Avenue in Penticton BC, just a few blocks from Main Street. This versatile property is currently utilized for self-storage, space rentals, and warehouse purposes, providing multiple revenue streams under one roof. The owner has already invested over \$1,174,000 in building improvements since 2021—including the installation of an elevator, upgraded electrical systems, fire suppression, accessible washrooms, and more. The building is fully leased and the current rent roll offers an attractive, competitive cap rate, making this property an excellent addition to any investment portfolio. (id:6769)

### Jonathan Wall

Engel & Volkers South Okanagan

Phone: (604) 202-3771

<https://jonathanwallrealestate.com/>



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