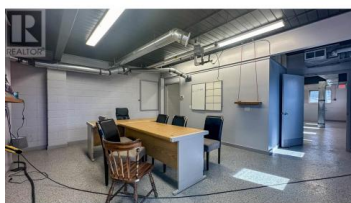




## 270 Waterloo Avenue Penticton British Columbia

Industrial Area

# \$23



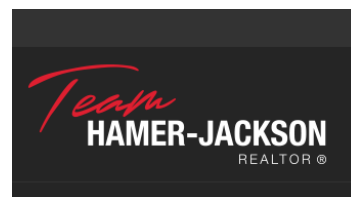
Quality industrial building on +/-1.52 acres located strategically close to the Channel Parkway in Penticton, BC. Stand-alone building includes a main floor of +/-6,965 SF and a +/-1,245 SF second floor featuring offices and storage areas. Main floor has a large, open shop area designed for servicing large commercial vehicles with +/-24 FT ceilings and 2 oversized, overhead doors that allow drive-thru capabilities, an oversized room used as a spray booth with its own overhead door, offices, showroom and washrooms. Yard is secure with full security fencing. Entry to the property from one of 4 gates, one each on Waterloo Ave, & Huth Ave and 2 on the laneway to the east of the property. Easy access to the Channel Parkway/Highway 97 via Fairview Rd at a signalized intersection. Will consider leasing options for different aspects of the property. Basic Rent values escalate through the term. (id:6769)

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