



1711 Kalamalka Lake Road Vernon British Columbia

\$2,650,000

1711 Kalamalka Lake Road is a unique opportunity to acquire a well-positioned multi-tenanted industrial INVESTMENT asset. Being one of the more desirable industrial products in the area, the property consists of approximately 13,850 SF across five (5) tenants and no current vacancies, providing investors with a 'turn-key' cash-flowing asset from a strong mix of established tenants. All tenant leases are secured until May 31, 2028, providing immediate secure cash flow. Offered at a 5.47% cap rate (based on 2026 NOI figures), the property is an attractive long-term asset for investors with immediate upside through current below-market existing rents, providing a massive opportunity to increase the income value of this asset amongst the current tenants. Additionally, the property occupies one of the more desirable industrial locations in Vernon, benefiting from excellent frontage along Kalamalka Road, pylon signage, convenient access and plenty of on-site parking. Its central location provides strong connectivity throughout Vernon and easy access to Highway 97 and surrounding commercial and industrial areas. 1711 Kalamalka Road offers investors a compelling combination of stable cash flow today and meaningful value-add potential for longer-term investors. Please contact listing agents for the NDA to receive the detailed rental roll and more information. Full leases and further due diligence items can be shared upon an accepted Contract of Purchase and Sale. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.