



# 197 Warren Avenue 102 Penticton British Columbia

\$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)

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty

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