



## 275 Okanagan Avenue Penticton British Columbia

\$2,395,000

This 10,392 sq. ft. two-storey building sits on a fully fenced 0.5-acre site and includes commercial/retail space, office areas, and a secure storage facility with 85 units. The second floor is partially improved for office use and staff accommodations. Offered at a 6% CAP RATE Steel and wood construction with ICF foundation, Metal/stucco exterior with torch-on roofing (2019), 400 Amp power, HVAC, and copper plumbing, Secure key fob access, video surveillance, motion sensors, Large fenced yard with 85 self-storage units and one 24'x25' oversized unit. Great opportunity for investors or owner-occupiers looking for cash flow, expansion space, or redevelopment potential. Seller may stay or vacate upon notice. This well-located industrial property in Penticton offers a unique opportunity to acquire a mixed-use, income-generating asset in the heart of an established industrial district. Great opportunity for investors or owner-occupiers looking for cash flow, expansion space, or redevelopment potential. Seller may stay or vacate upon notice. Business NOT for sale only the Property. (id:6769)

Listing Presented By:



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