

498 Ellis Street Penticton British Columbia

$2,600,000

An exceptional opportunity to own a prime commercial office building in downtown Penticton! This well maintained building boasts a total of 15,254 square feet of leasable space, situated on a generous 0.172 acre lot. Featuring a diverse mix of individual work areas and communal spaces this property offers a versatile layout suitable for various business endeavors such as a law office or accounting firm. The main floor encompasses 5,897 square feet of leasable space, while an additional 5,881 square feet are available on the upper level plus 3,476 in the basement. This property has undergone recent upgrades including improvements to the HVAC, boiler system pumps, new hot water tank, new sump pump, and upgraded furnace. Strategically positioned on a corner lot and zoned C5 in the heart of the downtown core, this property offers excellent visibility and accessibility. This property is fully leased and generates a 6.6% Cap Rate based on current Net Operating Income (NOI). The anchored tenant has an accelerating lease every year. All measurements are approximate. Contact the listing agent for a viewing. (id:6769)

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http://www.liveintheok.com/

ROYAL LEPAGE

Royal LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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