



6222 Main Street Oliver British Columbia

\$899,900

Hallmark building in prime downtown core of Canada's Wine Capital! 7,300 feet of space: 10 tenanted spaces varying from 150 to nearly 1700 sq. ft. Market appropriate rents = zero vacancy & minimal turn. Cap rate just under 6%. Tenants include RETAIL: Respect Record and Skate, Pottery Studio, CONVENIENCE RETAIL: CRISP Hair Salon, OKGN Laser Lounge, Olan Beauty, WELLNESS: Pilates Plus Fitness & Rehabilitation, Wild Daisy Yoga, Desert Rose Massage Therapy, SERVICE: Bookkeeping and Sewing Machine Repair. Additional hallway/gallery space provided as community service to Sagebrushers Art Collective. Approximate 70/30 split between larger, street-level ground floor, and second floor with direct, level access to rear alley. Main level features two large retail storefronts, a glass vestibule to the gallery space providing direct access to remaining first floor businesses, and public stairwell to second floor at rear of building. Two second floor spaces are flooded with light from oversized, east facing windows, and all benefit from stairwell and rear alley accessibility. 2 general access washrooms (1 each level), plus 3rd dedicated to the Pilates space. Period features include original, wide plank floors, post and beam construction, high ceilings, exposed ductwork, and vintage freight elevator shaft head. Current owner upgrades: HVAC & AC, electrical, plumbing, roofing. Measurements approximate. Buyer to verify if important. Cost effective third party management available if desired. (id:6769)

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