



# 10564 Powley Court Lake Country British Columbia

\$5,250,000

This is a AAA Commercial Real Estate investing Opportunity. There are 2 solid tenants paying Basic Rent plus all operating costs. The asking price reflects a realistic CAP rate (return rate) for a building of this type and offers the Investor a very stable and growing cash flow return on investment. The property is .65 Acres located directly facing Highway 97 for excellent visibility with 164 feet of Highway frontage. It is a 2010 built AAA Commercial quality building which is approximately 18,000 Sq ft plus a 4700 Sqft Parking garage. There is ample surface parking, a cul-de-sac with street parking and easy access to get in and out via the highway with both a left and right turn off the highway then through an easy round-a-bout avoiding lights and delays. Timely maintenance, painting and upgrades to HVAC etc have been done as required and the building shows very well. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.davidpusey.ca/>



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.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.