



**FOR SALE | Income-Producing Industrial Property. Penticton, BC- \$1,995,000**  
**Property ONLY, business not for sale**

Steve Harvey

## PRIME INDUSTRIAL PROPERTY

- Revenue Generation
- Recent Upgrades
- Industrial Zoning

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## Listing Details

### Available Area

10,392 SF Total

Main Floor: 5,376 SF

Second Floor: 5,016 SF

### Zoning

M1 General Industrial

### Availability

Immediate

### Price

\$1,995,000

### Cap Rate

6.5 +%



275 Okanagan Avenue East

Penticton, BC, V2A 3J8



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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. Positioned on a 0.50-acre site, the building features a two-story configuration with a blend of commercial, office, and storage space, ideal for continued industrial use in line with current zoning regulations.



# BUILDING DETAILS

## Property Overview

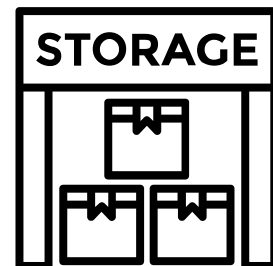
### Total Area: 10,392 sq. ft. over two levels

- Sitting on a well-positioned 0.50-acre site, this two-storey building blends commercial storefront, functional industrial/office space, and a fully secured self-storage facility – all within one income-producing asset.
- Main Floor (5,376 sq. ft.): Below-grade retail/commercial area at front of building – ideal for showroom, light industrial use, or tenant rental.
- Second Floor (5,016 sq. ft.): Currently used as office space, storage, and employee accommodations. Includes a kitchenette, one 2-piece and one 3-piece washroom.

## Storage Income Component

- The rear section of the property comprises two levels of self-storage units:
- 75 storage units – mix of 4'x8' and 8'x8' sizes.
- These units are constructed of wood and accessed from a secure, fenced storage yard.

This storage facility generates steady income and could be enhanced further with modern upgrades or marketing to increase occupancy and rates.



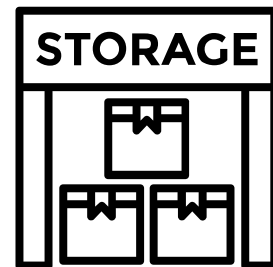
# BUILDING DETAILS

## Construction & Systems

- Structure: Steel and wood framing with ICF concrete foundation.
- Exterior: Combination of metal and stucco finishes; metal and torch-on roofing (only 4 years old).
- Windows & Doors: Metal-framed with secure exterior access and key fob entry.
- Electrical: 400 Amp service.
- HVAC: Central heating and air conditioning.
- Plumbing: Copper.
- Security: Video surveillance, motion sensors, and exterior lighting for peace of mind.

The rear portion of the property contains two levels of secure self-storage units, with all rental income transferring to the new owner.

- **75 storage units – mix of 4'x8' and 8'x8' sizes.**
- Units are constructed of wood and accessed from a secure, fenced yard with gated entry.



# BUILDING VALUE & USES

## Value-Add Potential

While the property is fully functional, the dated interior finishes present an excellent opportunity for modernization, which can further increase rental rates and property value. Key systems, including the roof and HVAC, have been upgraded. The current owner is flexible and can remain as a tenant or vacate with proper notice, offering flexibility for an owner-operator or investor.

This is an excellent opportunity for:

- Investors seeking stable cash flow with upside
- Owner-users needing industrial space with ancillary income
- Developers looking to reposition or upgrade an income-generating asset
- The current owner is flexible and willing to stay on or vacate with appropriate notice



## Permitted Uses

- Indoor agriculture (e.g., greenhouse operations)
- Construction supply centre
- Fleet service (vehicle maintenance for company fleets)
- Kennel (animal boarding)
- Manufacturing (light industrial production)
- Outdoor storage of goods, equipment, vehicles
- Packing, processing & storage of farm products
- Recycling depot/materials drop-off centre
- Salvage operation
- Self-storage facility
- Service industry establishment (e.g. plumber, electrician, HVAC)
- Storage & warehouse
- Vehicle sales & rentals, including heavy equipment
- Veterinary establishment
- Wholesale business

# LOCATION OVERVIEW

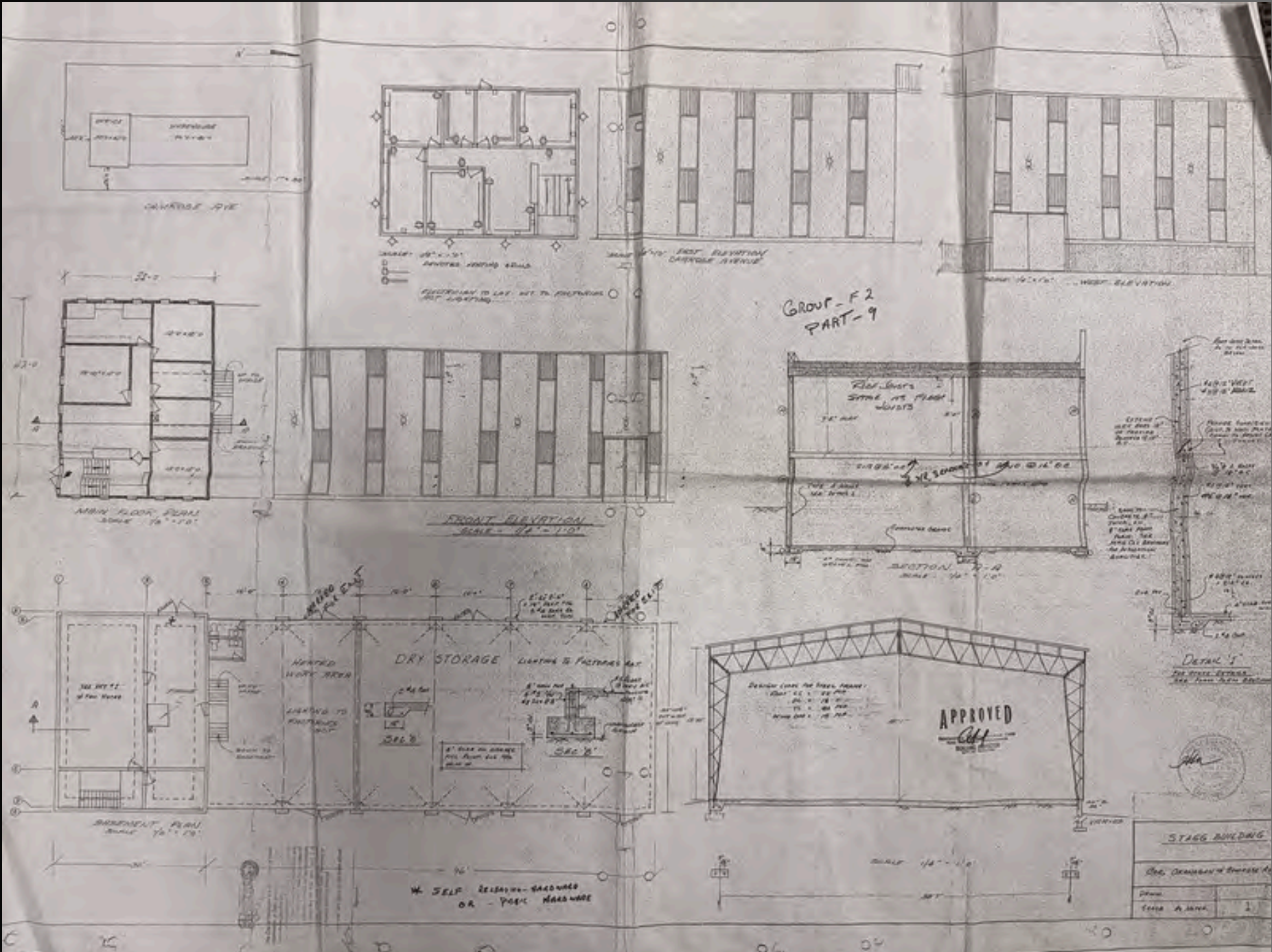








# Layout



# Storage



# Residential



# Retail





### Drive Times

275 Okanagan Ave East

54 MIN 64 KM Kelowna

33 MIN 38 KM Peachland

1 HR 78 KM Kelowna International Airport  
10 MIN

275 Okanagan Ave East



Penticton

Trout Creek

Naramata

Summerland

Crescent Beach

Garnet Valley

Chute Lake

Greata

Peachland

South Kelowna

Kelowna

Traders Cove

33

97

97C

97

97C

Kelowna International Airport





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