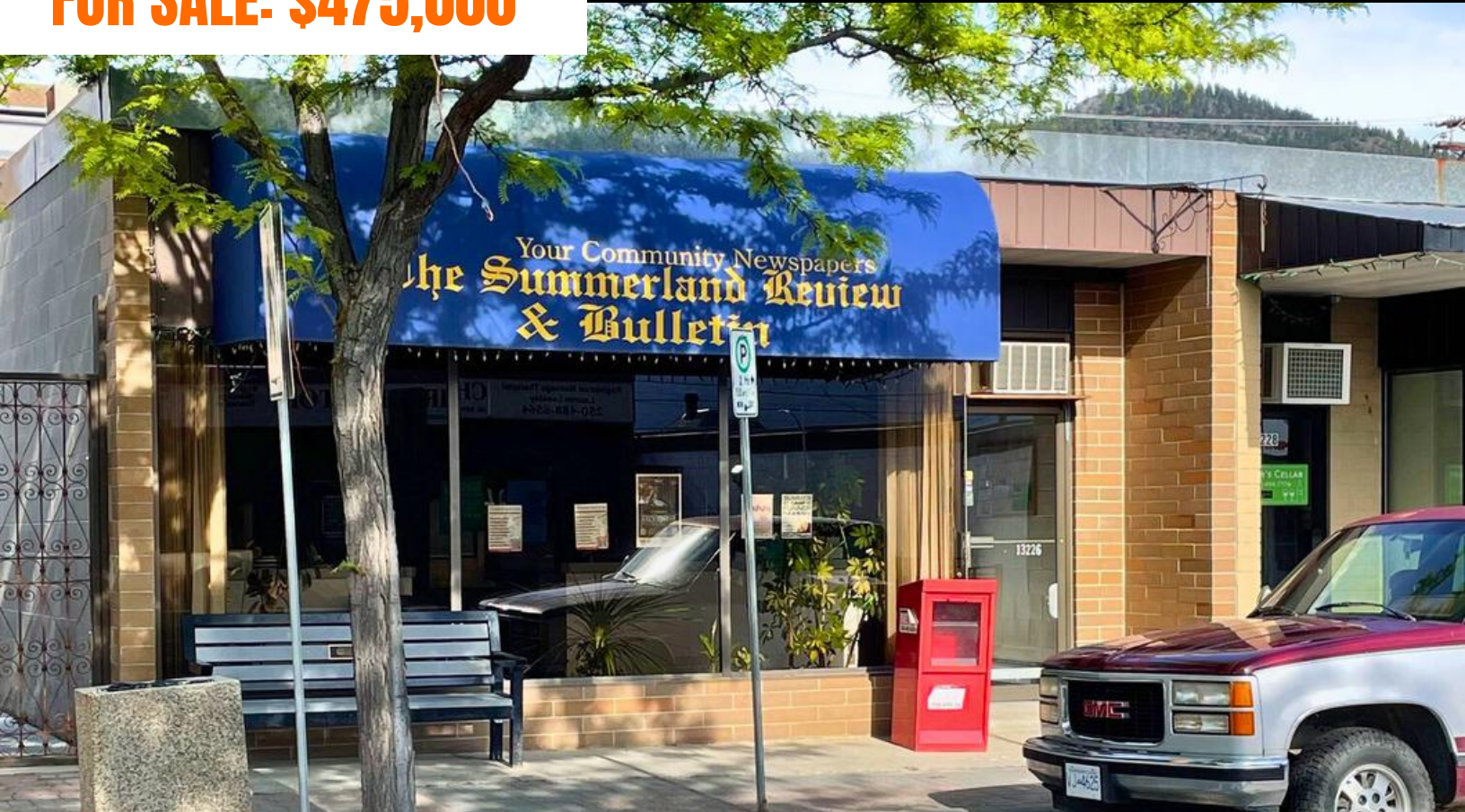


OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

13226 Victoria Rd N, Summerland, BC V0H 1Z0

FOR SALE: \$475,000



1,850 SF | 0.07 AC

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

Aidan Cleghorn | 315.565.8302 | acleghorn@bellcornerstone.com

Dan Lynch | 315.498.1600 | dlynch@bellcornerstone.com

www.BellCornerstone.com

OFFERING MEMORANDUM

13226 VICTORIA RD N

Summerland, BC V0H 1Z0

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PICTURES	9

EXECUTIVE SUMMARY

13226 VICTORIA RD N

Summerland, BC V0H 1Z0

13226 Victoria Rd N, is an office property, totaling 1,850 square feet and situated on a 0.07-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



Your Community Newspapers
Summerland Review
& Bulletin

MARKET OVERVIEW



Summerland, British Columbia

Summerland, British Columbia, is a picturesque town located in the Okanagan Valley, known for its stunning natural beauty and favorable climate. Situated on the western shore of Okanagan Lake, it offers breathtaking views and abundant outdoor recreational opportunities. Summerland's economy is diverse, with a strong focus on agriculture, tourism, and viticulture. The town is renowned for its orchards, producing apples, peaches, cherries, and other fruits. Additionally, Summerland is part of the Okanagan wine region, home to several acclaimed wineries and vineyards. Tourism also plays a vital role, with visitors drawn to the area's natural beauty, wineries, and outdoor activities. Culturally, Summerland is rich in arts and heritage. The town hosts various cultural events and festivals throughout the year, including the Summerland Fall Fair and the Light Up the Vines event. The Summerland Art Gallery and Museum showcases local art and history, reflecting the community's creative spirit. The town also has a strong Indigenous heritage, with the Okanagan people having deep historical ties to the region. The town's central position provides easy access to the amenities of larger cities while maintaining a small-town charm. The area's warm summers and mild winters, combined with the scenic landscapes of lakes, mountains, and vineyards, make Summerland an attractive destination for residents and visitors alike.



DEMOGRAPHIC SUMMARY

SUMMERLAND, BC

POPULATION

Summerland
12,306

State: British Columbia 5,646,467

MEDIAN AGE

Summerland
49.2 Years

State: British Columbia 40.6 Years

MEDIAN HOUSEHOLD INCOME

Summerland
\$82,000

State: British Columbia \$99,610

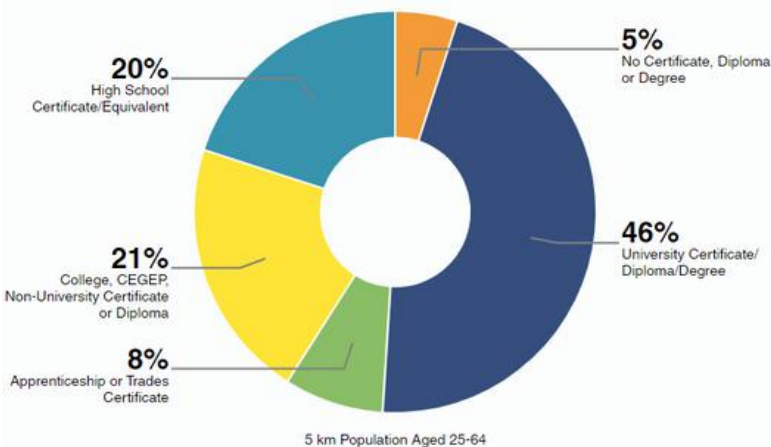


2023 STATISTICS

	2 km	5 km	10 km
Population 2023	6,652	11,662	14,724
Total Households	2,874	4,889	6,139
Avg Household Size	2.2	2.3	2.4
Avg Household Income	\$83,287	\$98,137	\$101,439

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.

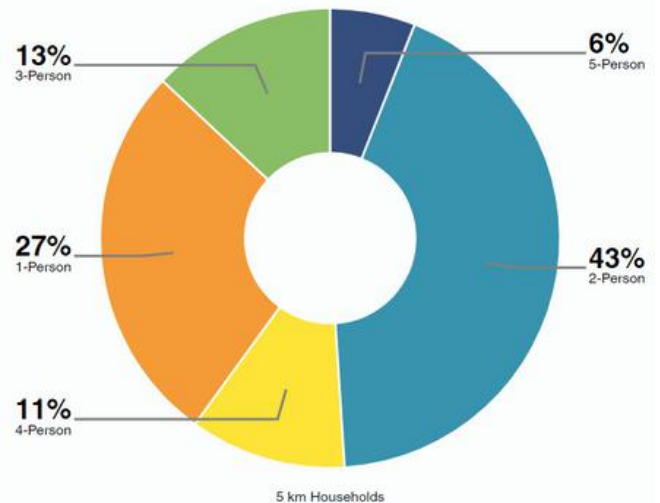


ECONOMIC INDICATORS

8.2% Summerland Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Summerland
5,080

State: British Columbia 2,041,830



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Highway 97:

Highway 97 is the main arterial route that runs through Summerland, connecting it to other major cities in the Okanagan Valley.

-- Northbound: Traveling north on Highway 97, you can reach West Kelowna and Kelowna, two significant urban centers offering a variety of amenities and services.

-- Southbound: Heading south on Highway 97, the highway leads to Penticton, another key city in the region known for its vibrant community and recreational opportunities.

Highway 3A:

Located a short drive south of Summerland, Highway 3A connects with Highway 97 near Kaleden. It serves as an important route towards the southern Okanagan and the Kootenays.

Local Roads:

Regional Connectivity: In addition to these major highways, Summerland is accessible via several well-maintained local roads that connect various parts of the town and its surrounding areas.

Scenic Routes: The area is known for its scenic drives, with routes offering picturesque views of Okanagan Lake, vineyards, and orchards.



AIRPORT PROXIMITY

Penticton Regional Airport (YYF):

Located approximately 18 km (11 miles) south of Summerland, Penticton Regional Airport Offers regular flights to Vancouver and Calgary, providing easy connections to major Canadian cities and international destinations.

Kelowna International Airport (YLW):

About 57 km (35 miles) north of Summerland, Kelowna International Airport is a larger airport with a wide range of domestic and international flights. It serves as a major gateway to the Okanagan Valley, offering numerous flights to destinations across Canada, the United States, and beyond.

Vancouver International Airport (YVR):

Located in Richmond, BC, about 380 km (236 miles) west of Summerland, Vancouver International Airport is one of Canada's busiest airports, offering extensive global connections. It's accessible by a short flight from either Penticton or Kelowna airports.

Kamloops Airport (YKA):

About 200 km (124 miles) north of Summerland, offering additional flight options primarily within Canada.

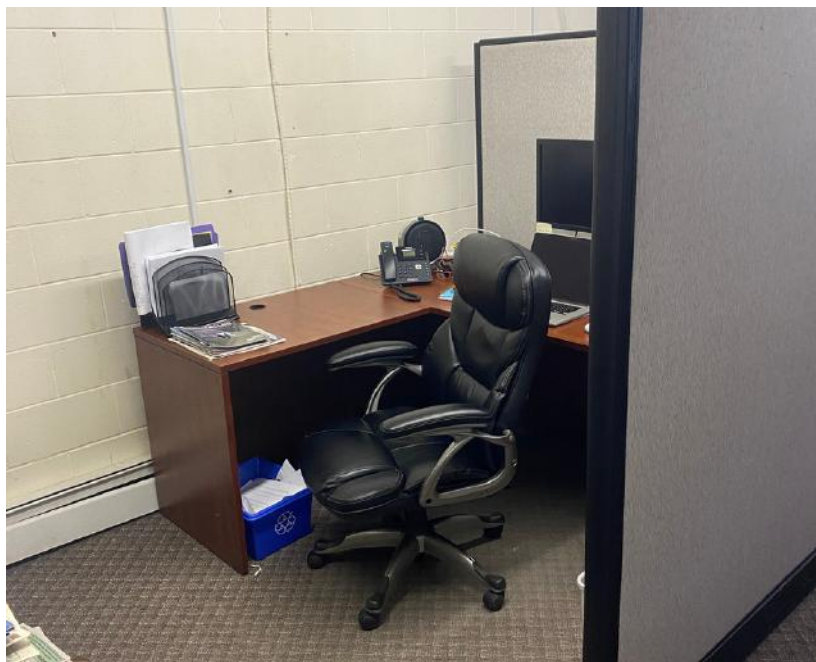
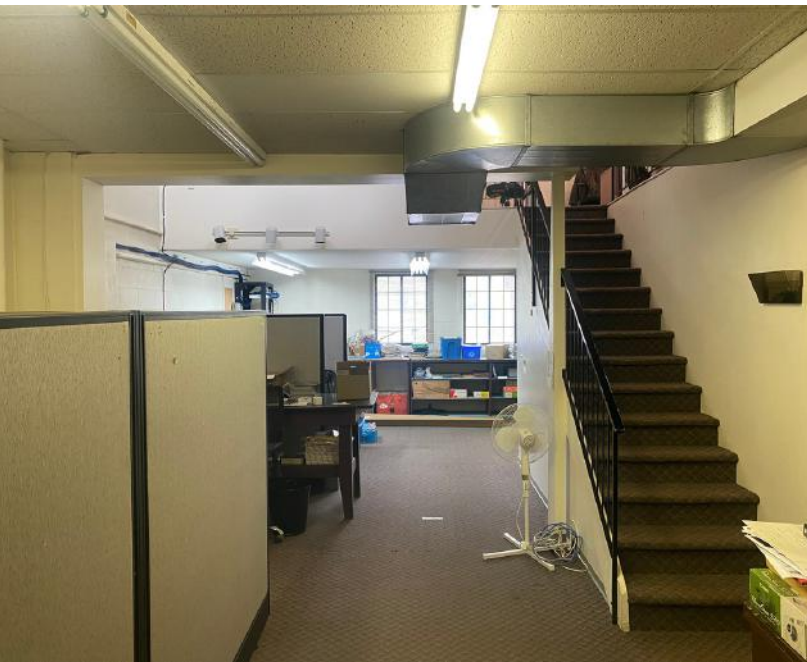
SITE OVERVIEW

SITE

Property Type:	Office
Building SF:	1,850
Floors:	1 Floor + Mezzanine Space
Acres:	0.07
Power:	200 AMP









5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. FAST.**



www.BellCornerstone.com