

FOR SALE

65-85 NANAIMO AVENE E, PENTICTON



Income Producing Building in Downtown Penticton

- Fully tenanted mixed-use income producing property with 12,800 SF building in Downtown Penticton (5.03% Cap Rate)
- Stable income stream with diversified tenant mix
- Rental upside through below-market in place rents



PROPERTY DETAILS

LIST PRICE: \$2,700,000

CIVIC ADDRESS	65-85 Nanaimo Avenue E, Penticton, BC
LEGAL DESCRIPTION	Lot A, Plan KAP55824, District Lot 202, SDYD & Lot 21, Block 6, Plan KAP269, District Lot 202, SDYD
PID	023-257-580 & 012-448-257
LAND AREA	0.209 acres or 9,104 SF
BUILDING SIZE	12,800 SF
LEASEABLE AREA	10,637 SF
ZONING	C5 - Urban Centre Commercial
FUTURE LAND USE	Downtown Mixed Use
PROPERTY TAXES	\$21,917.80 (2025)
YEAR BUILT	1958
NUMBER OF UNITS	17
CAP RATE	5.03%



OVERVIEW

65-85 NANAIMO AVENUE E,
PENTICTON, BC

Investment Opportunity

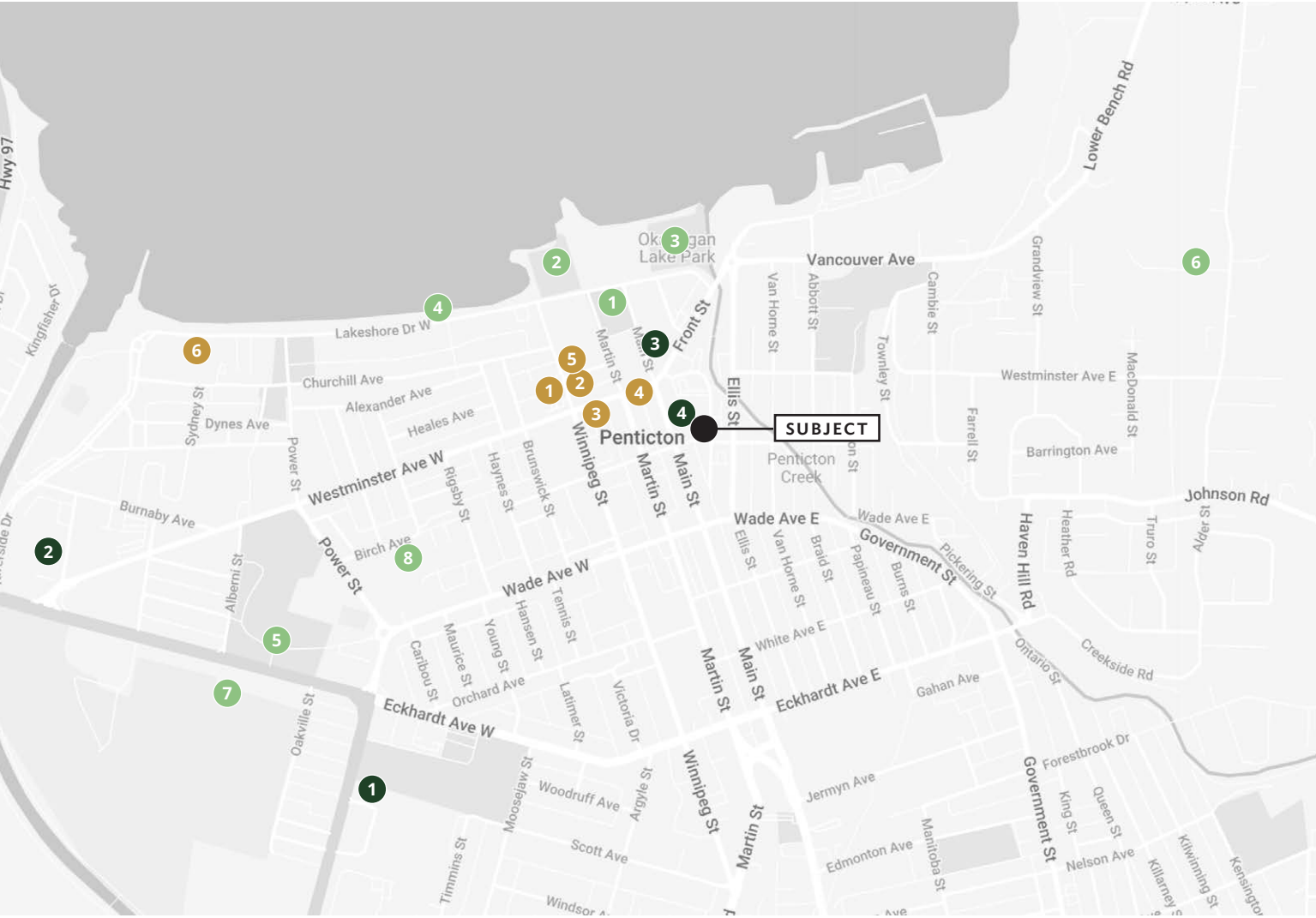
- HM Commercial Realty is pleased to present the opportunity to purchase a fully tenanted mixed-use income producing property with 17 different tenants.
- Main floor is divided into three commercial spaces of approximately 2,400 SF each
 - Recently updated second-floor office space consists of 14 offices of 125 – 454 SF, two washrooms and a central lobby
 - 12,800 SF building with 10,637 SF of leasable area on a .21 acre lot
 - 5 onsite parking stalls
 - Strong tenant mix including restaurant, pub, retail, and professional office users
 - Immediate rental upside through below-market in-place rents and upcoming lease renewals
 - Strong physical condition with recent updates and ongoing maintenance
 - Downtown Penticton location just blocks from Okanagan Lake, restaurants, breweries, and amenities
 - C5 Urban Centre Commercial zoning allows for a broad range of commercial uses and potential for longer term redevelopment upside



AERIAL

Unbeatable Location in Downtown Penticton

65-85 Nanaimo Avenue East in Downtown Penticton, just a few blocks from Okanagan Lake, the Farmer’s Market site,boutique shops, craft breweries, local restaurants, coffee shops, hiking, and more..



LOCATION

CIVIC & RECREATION

- 1. Gyro Park
- 2. Rotary Park
- 3. Okanagan Lake Park
- 4. Okanagan Lake Beach
- 5. South Okanagan Events Centre
- 6. Uplands Elementary School
- 7. Penticton Golf & Country Club
- 8. Queen’s Park Elementary

SHOPS & SERVICES

- 1. Canadian Tire
- 2. Quality Greens
- 3. Freeride Board Shop
- 4. Boutique Shopping

RESTAURANTS & BREWERIES

- 1. Wayne & Freda
- 2. Neighbourhood Brewing
- 3. The Black Antler
- 4. BNA Penticton
- 5. Yellow Dog Brewing
- 6. Salty’s Beach House





THE FINE PRINT

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	65-85 Nanaimo Avenue E, Penticton, BC
LEGAL DESCRIPTION	Lot A, Plan KAP55824, District Lot 202, SDYD & Lot 21, Block 6, Plan KAP269, District Lot 202, SDYD
PID:	023-257-580 & 012-448-257

Collectively referred to as the Property (the “Property”)

B.F.H. Holdings Ltd. (“the “Owner”) is the Owner of the Property and has engaged Will Pigott Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per:

Buyer’s Signature

Buyer’s Company Name

Buyer’s Name

Buyer’s Company Address

Title

Email Address

Phone Number

Fax Number

The Buyer’s Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per:

Buyer Agent’s Signature

Buyer Agency Name

Buyer Agent’s Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



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