

FOR SUBLEASE

HARD TO FIND INDUSTRIAL YARD SPACE

270 Waterloo Avenue
Penticton, BC



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Real Estate Experts*



FOR SUBLICENSE: Yard Space at 270 Waterloo Avenue, Penticton, BC

Property Details

Civic Address:

270 Waterloo Avenue, Penticton, BC

Location:

Located strategically close to the Channel Parkway on the south side of Waterloo Ave just west of Fairview Rd

Available Yard Space:

±23,000 SF (industrial building not included)

Zoning:

M1 - General Industrial

Sublease Term:

Expires February 29, 2028 with potential for extension

Sublease Rate:

\$2.40/SF plus GST

Hard to Find Industrial Yard Space in Penticton

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to sublease hard to find industrial yard space in Penticton, BC.

Features:

Industrial yard space on a ±1.52 acre property strategically located close to the Channel Parkway/Highway 97.

- ▶ Available yard space totals ±23,000 SF on the southeastern portion of the property
- ▶ This area is flat and has direct access from a laneway to the east of the property
- ▶ Yard space is "L" shaped with about 246 feet of frontage along a lane way and about 140 feet of frontage along Huth Avenue
- ▶ Yard is semi secure as there is security fencing around the whole property
- ▶ Easy access to the Channel Parkway/Highway 97 via Fairfield Road at a signalized intersection
- ▶ Possibility to sublease building and entire property, contact listing agent for info
- ▶ For more information or to arrange a tour of this yard space contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



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Site Plan

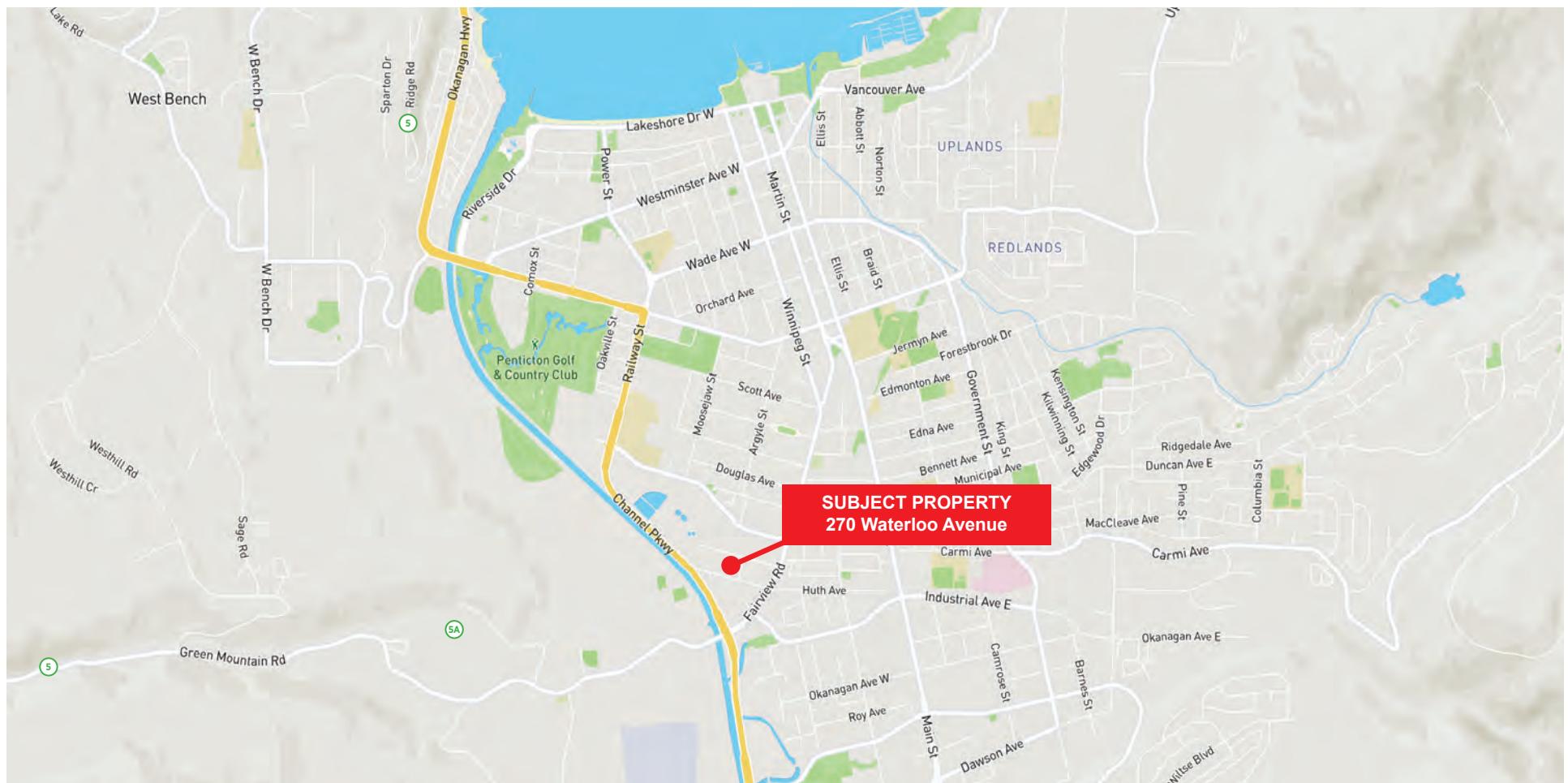


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Yard Space Photos



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