

WELCOME TO
120 & 124 CALGARY AVENUE, PENTICTON

JARED GIBBONS

REAL ESTATE GROUP

**FOR SALE: COMMERCIAL/RESIDENTIAL 120 & 124
CALGARY AVENUE, PENTICTON LISTING PRICE -
\$2,586,000 (\$1,293,000 PER BUILDING)**



Investment opportunity in central PENTICTON! This 2018-built FOUR-PLEX, comprising two full duplexes with legal suites, offers two 2-bed/2-bath units and two 1-bed/1-bath units, each with in-suite laundry and separate metering. Featuring quality construction with modern layouts, custom cabinetry, and energy-efficient heat pump systems, this property is centrally located near Safeway, Starbucks, Shoppers Drug Mart, and BC Liquor Stores, with designated parking. With Penticton's low vacancy rates, expect a solid CAP rate. Whether investing solo, with partners, or considering living in one unit while renting out the others, this opportunity is yours to seize.



RENTAL RENT SUMMARY

TENANT'S INFORMATION:

120 CALGARY, AVENUE

UNIT	TENANTS:	TOTAL MONTHLY
#101	\$1,242.00	\$5,995.00
#102	\$1,370.00	
#201	\$1,547.00	
#202	\$1,836.00	

124 CALGARY, AVENUE

UNIT	TENANTS:	TOTAL MONTHLY
#101	\$1,345.00	\$6,187.00
#102	\$1,242.00	
#201	\$1,800.00	
#202	\$1,800.00	

Unit	Month	Year
120 Calgary Avenue	\$5,995.00 per	\$71,940.00 per
124 Calgary Avenue	\$6,187.00 per	\$74,244.00 per

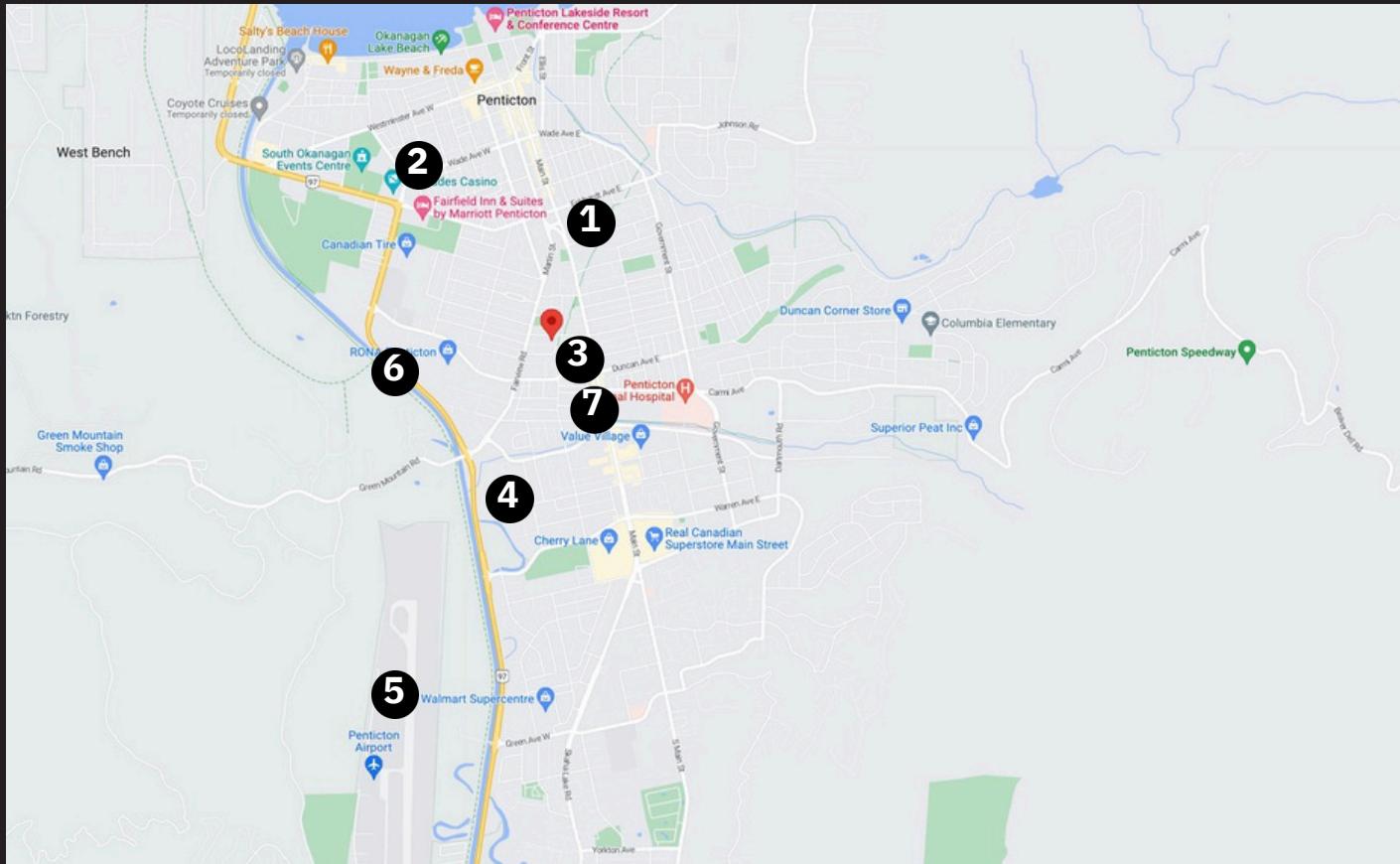
7.35% MANAGEMENT FEE 4.5% CAP RATE PER BUILDING

YEARLY EXPENSES:

TAXES FOR BOTH BUILDINGS (2022) \$12,670 PER YEAR (\$6,335 EACH)	INSURANCE COST FOR BOTH BUILDINGS \$6,335 P E R YEAR (\$3,167.50 EACH)	PROPERTY MANAGER FOR BOTH BUILDINGS \$10,268 PER YEAR \$5,160 & \$5,108
4.5% CAP RATE PER BUILDING	NET INCOME:	\$57,277.50 & \$59,633.50

VARIOUS NOTES:

- 1 heat pump has been replaced recently
- Built in 2018
- Each 4 plex has 2 x 2 bedrooms units, and 2 x 1 bedrooms units



1) NEAREST HIGHSCHOOL

1.1 km away from Penticton Secondary

2) NEAREST ELEMENTARY

2 km away from Queen's Park Elementary School

3) GROCERY STORE

300 mts away from Penticton Plaza

4) HARDWARE STORE

3 km away from Windsor Plywood and other hardware stores

5) AIRPORT

35.6 KM AWAY FROM PENTICTON AIRPORT

6) HIGHWAY

1.0 km away from Hwy 97 & Okanagan Hwy

7) GAS STATION

550 mts away from Chevron Gas Station on Main Street



120/124 Calgary Avenue	Status Active	
South Okanagan	Possession	
Major Area	Freehold	
Minor Area	Title Tier 2	
Penticton	Price	\$2,700,000.00
City Type	Orig. Price	\$2,798,000.00
511 Units	Sale Price	
MLS®	Date Listed	Jan 23/24
Deals ever Built	Date Sold	
\$12,668 (2022)	Status Chg.	May 6/24
Zoning Total	Price Chg.	May 17/24 - \$2,700,000.00
10303996	DOM	116
Code 999		
2018		
4/Assoc		
RD2		
V2A 2T7		
No / No		

INTERIOR

Bedrooms	Beds Property	Beds Main Bldg	Beds Suite
Bathrooms	Baths Property	Baths Main Bldg	Baths Suite
Fin. Sqft	0	Beds Aux Bldg	Shop/Den
Above Grade		Baths Aux Bldg	- / -
Below Grade		Fireplace	
Lau n d ry		Fireplaces	
Flooring			
Lev els	2	Interior Features	
Ceiling Height		Appliances	

ROOMS (Total: 0 sqft)

Total Area	Bsmt	Lower	1st	2nd	3rd	4th	S to rey s	Floor location	Total Units
							Building Name		# of Buildings
							Roof	Asphalt/Fibreglass Shingles, Foundation	Builder Name
							Building Feat	Torch on Roof	
							Construction	Composite Siding	
							Pool	No - None	
							Security	Smoke Detector(s)	
SERVICES									
							Heat in g	Electric, Forced Air	Cooling
							W ater	Municipal	Sewer
							Utilities		Drainage
							Electric		Property Access
							Other Equip		Other

EXTERIOR

Lot Sqft	9,147	Lot Acres	0.21	Lot Dimensions		RV Spaces
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces
Garage Dimensions				Directions	500 meters west of Main Street	
Parking Features	None					
Exterior Features	Storage					
W aterfront	No - Other					
Lot Features	Close to Airport, Central, Easy Access, Level, Landscaped, Near Transit, Close to Recreation, Close to Schools, Close to Shopping					

Investment chance in Penticton with 8 units! Comprising of two 2018-built four-plices, each includes two duplexes with legal suites. Each four-plex offers two units of 2-bed/2-bath and two of 1-bed/1-bath, all with in-suite laundry and individual metering. Built with modern designs, custom cabinetry, and energy-efficient heat pumps. Centrally located near Safeway, Starbucks, Shoppers Drug Mart, and BC Liquor Stores, including designated parking. Penticton's low vacancy rates promise a strong CAP rate. Ideal for solo investors, partnerships, or residing in one unit while renting the others. Potential to generate gross monthly rents exceeding \$14,000.00. Listed By: ROYAL LEPAGE NORTHSTAR

This listing information is provided to you by:

JARED GIBBONS - PREC - Outside Board User (Non Member)

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ROYAL LEPAGE NORTHSTAR REALTY

604-538-2125 604-538-8633 conveyance.northstar@littleoak.biz <http://www.royallepage.ca/northstar>

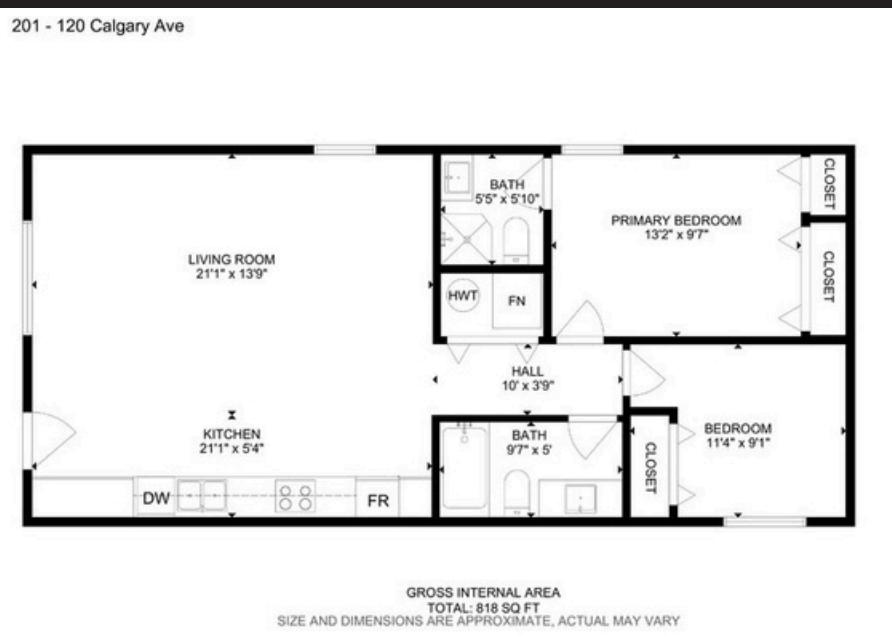
Surrey, BC V3Z 0Z5

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

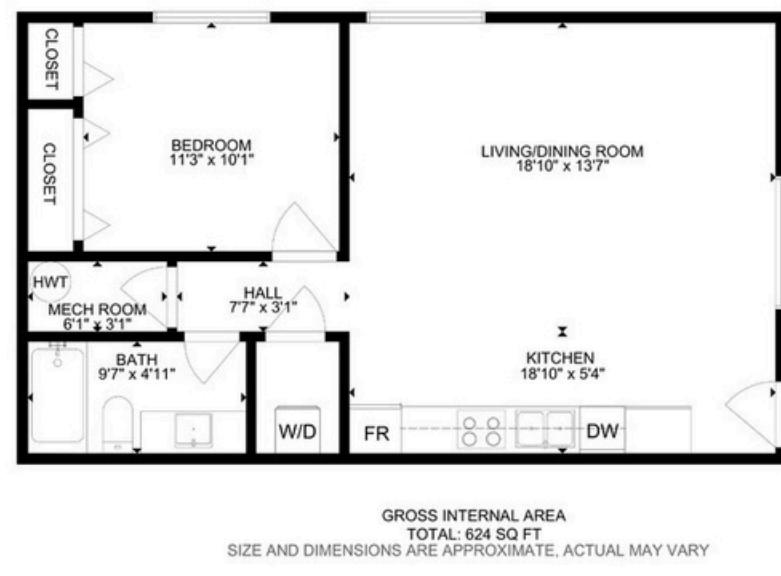
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 20, 2024.

FLOORPLANS: 120 CALGARY, AVE PENTICTON

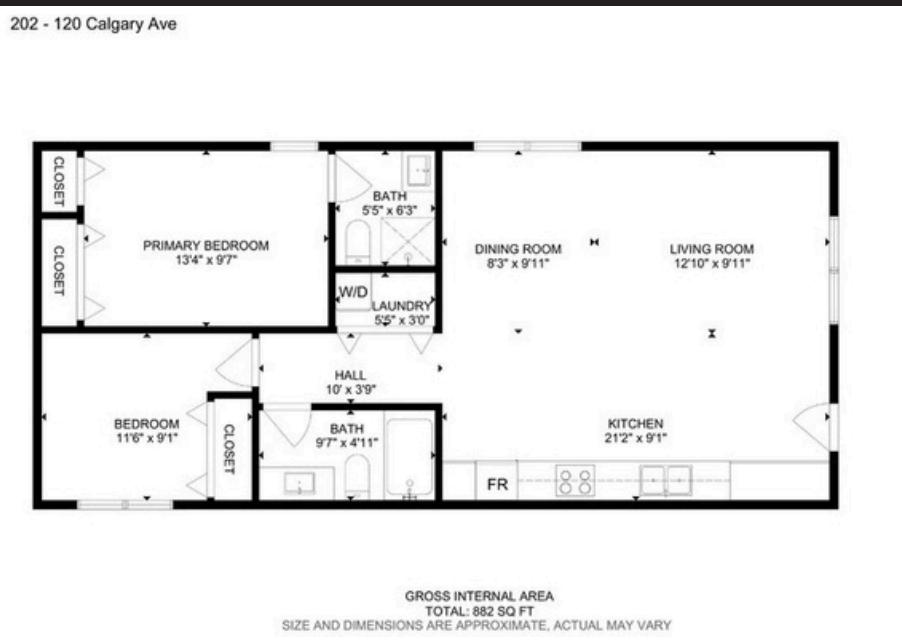
201 - 120 Calgary Ave



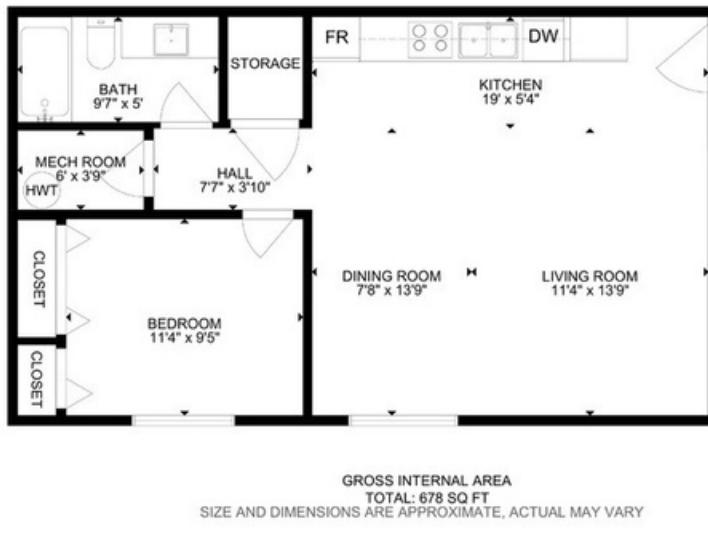
101 - 120 Calgary Ave



202 - 120 Calgary Ave

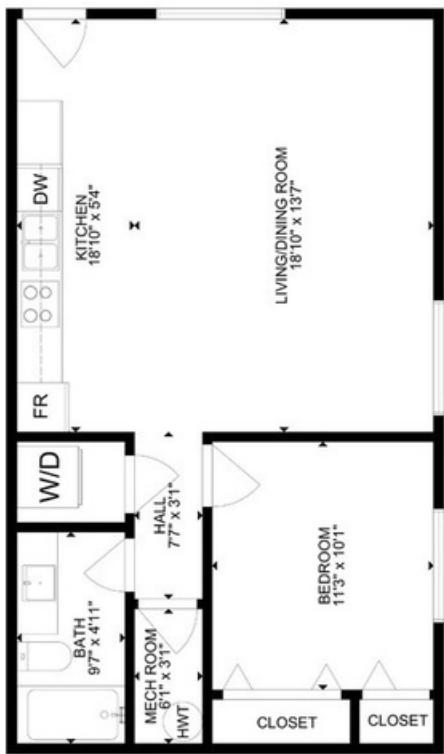


102 - 120 Calgary Ave



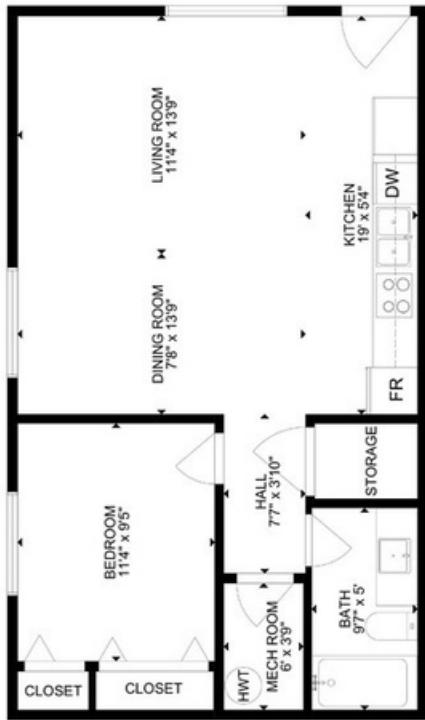
FLOORPLANS: 124 CALGARY, AVE PENTICTON

101 - 124 Calgary Ave



GROSS INTERNAL AREA
TOTAL: 624 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

102 - 124 Calgary Ave



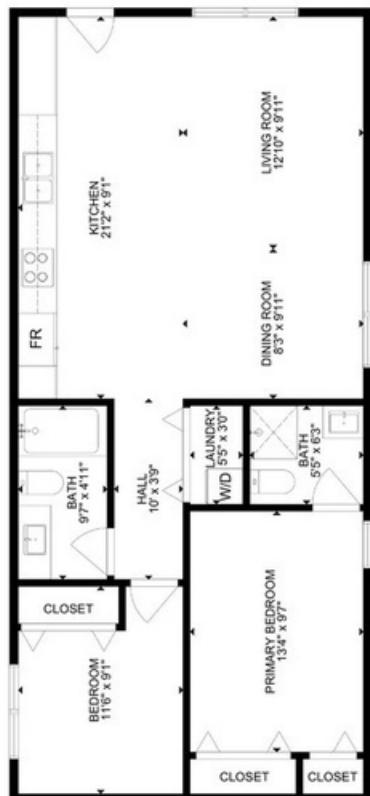
GROSS INTERNAL AREA
TOTAL: 678 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

201 - 124 Calgary Ave



GROSS INTERNAL AREA
TOTAL: 815 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

202 - 124 Calgary Ave



GROSS INTERNAL AREA
TOTAL: 882 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY









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