

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

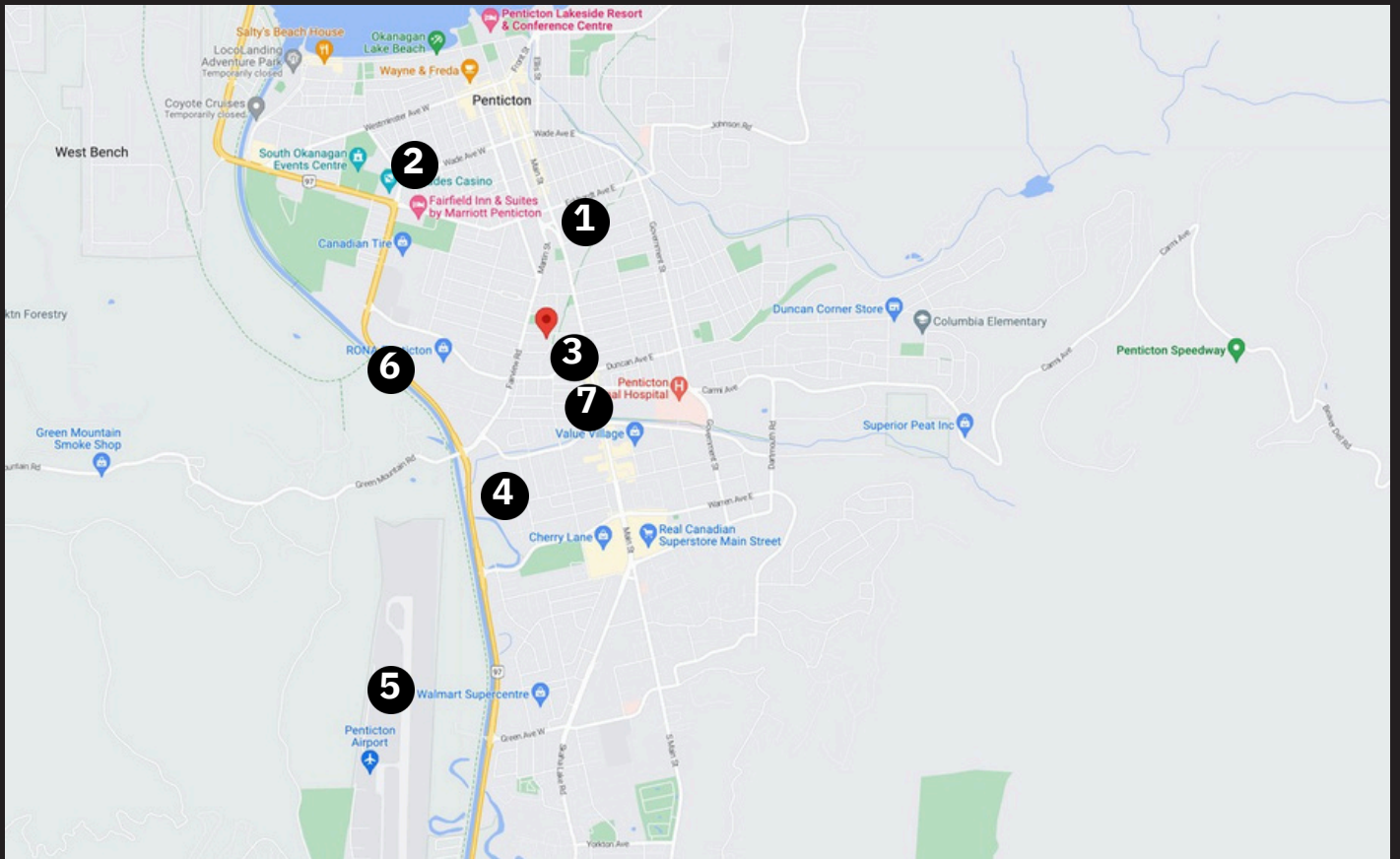
7.35% MANAGEMENT FEE 4.5% CAP RATE PER BUILDING

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

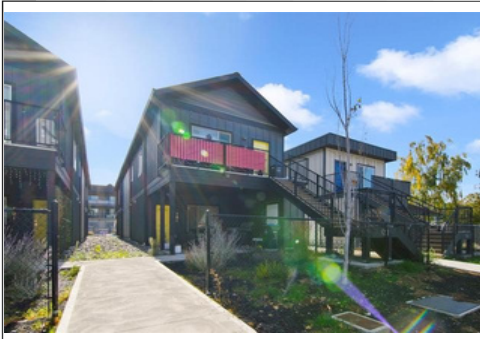
35.6 KM AWAY FROM PENTICTON AIRPORT

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

Major Area: South Okanagan
Minor Area: North
Certificate type: 5-12 Learning
Field: Family Life Studies®
Degree level: Bachelor's
Built: 2012
Zoning: R202
Postal Code: V1V 3G9
City: Penticton
Assessment: 2018
RD: RD2
V2A: V2A 2T7
No./No.: No/No

Status	Active
Position	Freehold
Title Tier 2	
Price	\$2,700,000.00
Orig. Price	\$2,798,000.00
Sale Price	
Date Listed	Jan 23/24
Date Sold	
Status Chg.	May 6/24
Price Chg.	May 17/24 - \$2,700,000.00
DOM	116

INTERIOR

Bedrooms	0	Beds Property	Beds Main Bldg	Beds Suite	- / -
Bathrooms		Baths Property	Baths Main Bldg	Baths Suite	
Fin. Sqft		Beds Aux Bldg	Ensuities	Shop/Den	
Above Grade		Baths Aux Bldg	Construction	Frame - Wood	
Below Grade		Fireplace	Accessibilty		
Lau n d ry	2	Fireplaces	Basem en t		
Flooring			Windows		
Lev els		Interior Features			
Ceiling Height		Appliances			

ROOMS (Total: 0 sqft)

BUILDING

	Bsmt	L o w e r	1st 2nd 3rd		4th	S t o r e y s	Total Units	8
Total Area						Floor location	# of Buildings	
						Building Name	Builder Name	
						Roof	Asphalt/Fibreglass Shingles, Foundation	
						Building Feat	Torch on Roof	
						Construction	Composite Siding	
						Pool	No - None	
						Security	Smoke Detector(s)	

SERVICES

Heat ing	Electric, Forced Air	Cooling	Other
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	Connect ed
Electric		Property Access	
Other Equip			

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			View		
Waterfront	No - Other			Patio/Porch		
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-plexes, 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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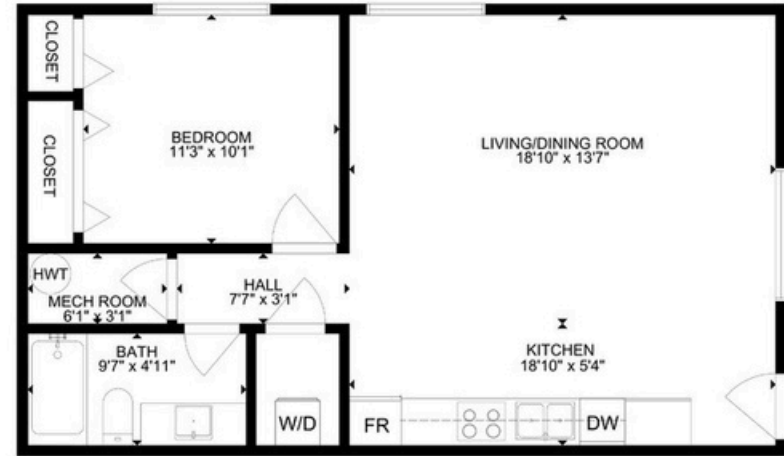
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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 20, 2024.

201 - 120 Calgary Ave



GROSS INTERNAL AREA
TOTAL: 818 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

101 - 120 Calgary Ave



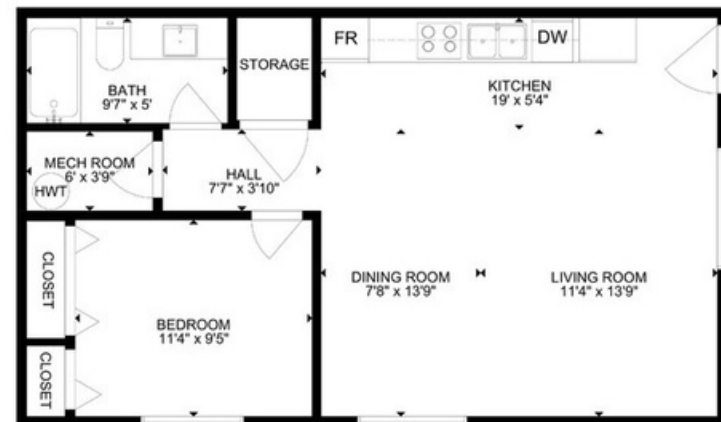
GROSS INTERNAL AREA
TOTAL: 624 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

202 - 120 Calgary Ave



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

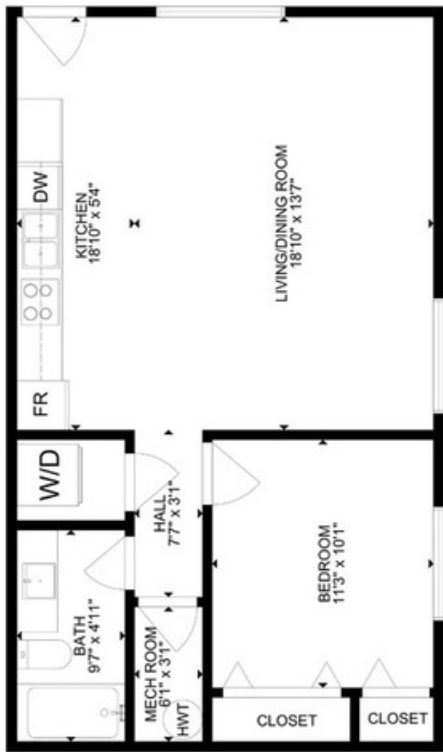
102- 120 Calgary Ave



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

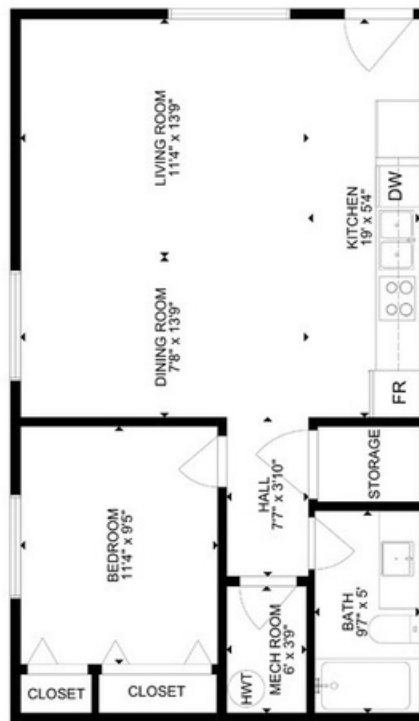
FLOORPLANS: 124 CALGARY, AVE PENTICTON

101 - 124 Calgary Ave



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

102- 124 Calgary Ave



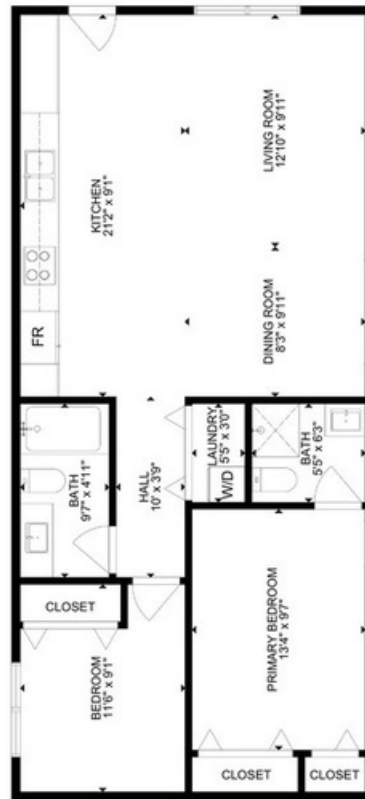
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201 - 124 Calgary Ave



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