



**FOR SALE**

**RARE PEACHLAND INVESTMENT PROPERTY  
ON LAKE OKANAGAN**

**5834-5836 BEACH AVENUE, PEACHLAND, BC**

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AGENT

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**COMMERCIAL**

[www.rlkcommercial.com](http://www.rlkcommercial.com)

# 5834 - 5836 BEACH AVENUE

RLK Commercial presents a rare opportunity to purchase a prime lakeside commercial property located on the bustling Peachland downtown strip. Situated on Beach Avenue, just steps away from the shores of Lake Okanagan, this strata titled building boasts a high foot traffic location and exceptional visibility. Across from the Peachland Heritage Park and Pier, this property is ideally positioned for maximum exposure to visitors and locals alike.

With exceptional potential for redevelopment, the 0.14-acre property currently consists of five month to month leased retail units totalling 4,710 square feet. Whether you're seeking a long-term investment or a redevelopment project, this property offers flexibility and potential for ground-level commercial/retail space and up to two storeys of multi-family above

**LIST PRICE \$2,700,000**

## INVESTMENT HIGHLIGHTS

- Exceptional potential for redevelopment with ground-level commercial/retail space and up to 2 storeys of multi-family above
- Consists of five retail units with month to month leases in place
- Steps away from the lakeshore fronting the Peachland Marina



# PROPERTY DETAILS

## STRATA LOT 1

<b>MUNICIPAL ADDRESS</b>	5836 Beach Avenue, Peachland BC
<b>YEAR BUILT</b>	1977
<b>BUILDING SIZE</b>	1,950 SF
<b>PID</b>	018-040-161
<b>LEGAL DESCRIPTION</b>	Strata Lot 1 District Lot 490 Osoyoos Division Yale District Strata Plan KAS1165
<b>ZONING</b>	C2   Core Commercial

## STRATA LOT 2

<b>MUNICIPAL ADDRESS</b>	5834 Beach Avenue, Peachland BC
<b>YEAR BUILT</b>	1977 / Unit 4405 extension built in 1993
<b>BUILDING SIZE</b>	2,760 SF
<b>PID</b>	018-040-152
<b>LEGAL DESCRIPTION</b>	Strata Lot 2 District Lot 490 Osoyoos Division Yale District Strata Plan KAS1165
<b>ZONING</b>	C2   Core Commercial

<b>TOTAL SITE SIZE</b>	0.14 Acres   6,098 SF
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# BUILDING DETAILS

## FOUNDATION

Concrete perimeter foundation walls and concrete slab on grade floor.

## EXTENSION

An extension of the property was built in 1993 known as unit 4405.

## ROOF

Original building consists of torch down roofing and the extension unit 4405 consists of tar and gravel roofing.

## HVAC

Four packaged rooftop units

## NATURAL GAS

The building has a natural gas service connection.

## EASEMENT

Please note a 12-foot easement is situated diagonally at the corner of unit 4405 of the property. Please call the listing agent for more information.

## INTERIOR FINISH

T-Bar ceiling throughout the majority of the units. Unit 4405 consists of an open concept ceiling.

## ELECTRICAL

3 Phase 400 AMP 230V

Please contact the listing agent for more information regarding property easement and interior finishing for each individual unit

# LOCATION OVERVIEW

Located between Penticton and West Kelowna, Peachland is a charming town situated on a steep sidehill with limited available land. 5834-5836 Beach Avenue is just steps away from the lakeshore and boat dock, offering stunning views and a serene atmosphere. With an anticipated increase in densification and growth along Beach Avenue, this area presents an advantageous investment opportunity.



## PEACHLAND IN A SNAPSHOT

- 50% Increase in Peachland home value during the last 5 years
- 7% Increase in population over the last 5 years
- Access to numerous skiing, hiking, and golf destinations and within reach of over 200 estate wineries and microbreweries.
- Number of Active Development Permits as of Spring 2023: +40. Including a 445 residential unit and nine hole golf course master development plan.

## CENTRAL OKANAGAN IN A SNAPSHOT

- Population [2022]: 235,472
- 2.5% Annual Population Growth [2017-2022]
- One of the fastest growing urban areas in Canada [StatsCan]
- The Okanagan population is projected to increase by 25% over the next 20 years [BC Stats]

## DRIVE TIMES FROM PEACHLAND



**12 MIN**  
TO WEST  
KELOWNA

**25 MIN**  
TO DOWNTOWN  
KELOWNA

**45 MIN**  
TO KELOWNA  
INT'L AIRPORT

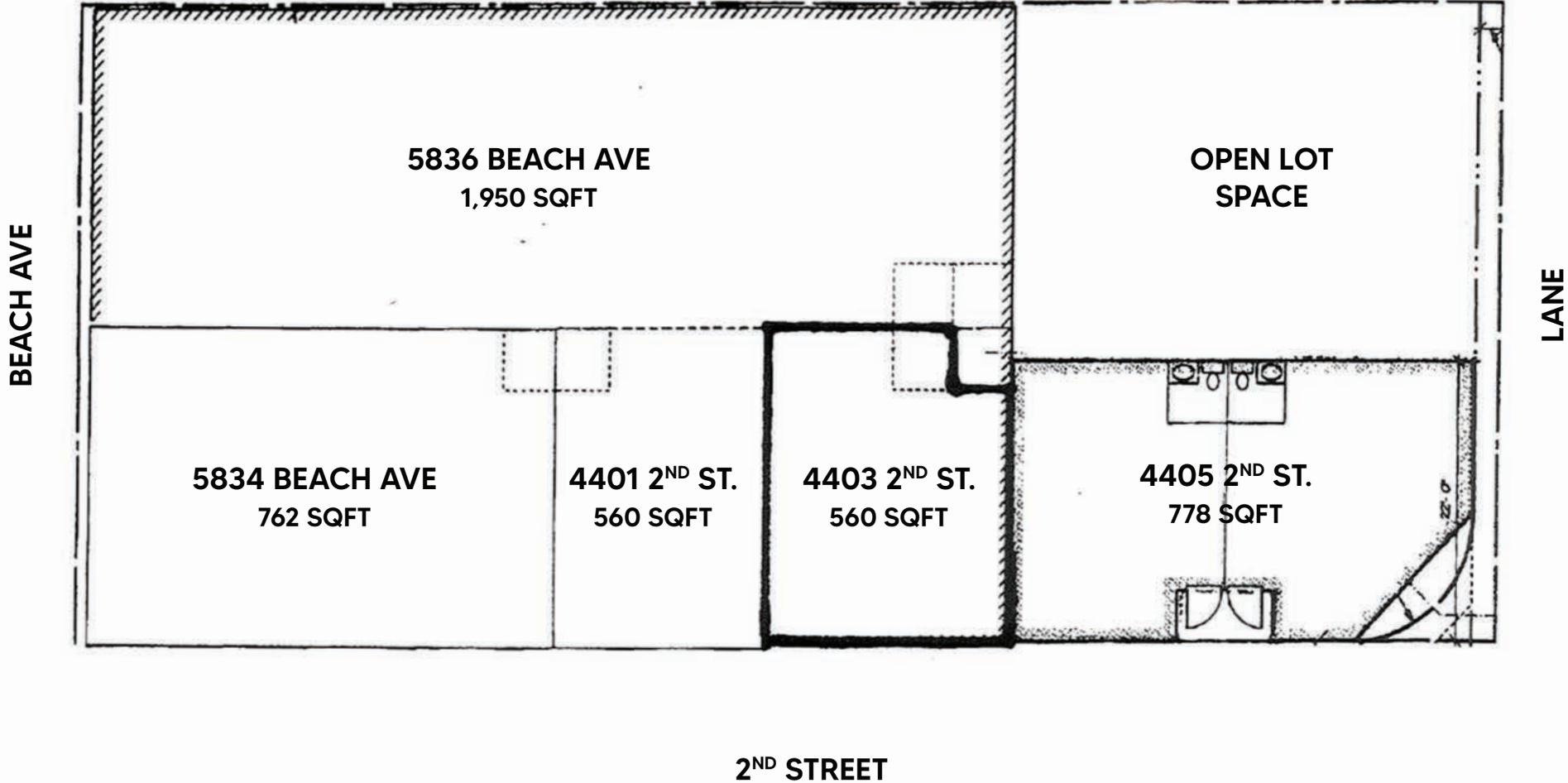
**29 MIN**  
TO PENTICTON

**3 HR 28 MIN**  
TO VANCOUVER





# BUILDING PLAN



# CONTACT

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