

# LOUGHEED BUILDING

304 MARTIN ST, PENTICTON BC



**OWNER-OCCUPIER & INVESTMENT CHANCE: A DUAL-PURPOSE PROPERTY OPPORTUNITY**

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# OVERVIEW

Unique opportunity to purchase a 22,373 square foot building in downtown Penticton, with a mix of existing tenants and vacant spaces available for owner occupation. This two-story building boasts efficient building systems, solar panels, and effective management, resulting in low operating costs. Strategically located in the heart of Penticton, this property offers a rare chance for investors and owner occupiers to benefit from a strong rental income and potential for long-term appreciation.


# PROPERTY DETAILS


 **MUNICIPAL ADDRESS**  
304 Martin St  
Penticton BC V2A 5K4


 **ZONED**  
C5 Urban Centre Commercial

 **LOT SIZE**  
0.203 ACRES

 **BUILDING SIZE**  
22,373 SF

 **PID**  
010-593-594,  
010-593-632,  
010-593-659,  
010-593-837,  
010-593-918,  
010-593-934

 **LEGAL DESCRIPTION**  
Lot 2 Block 9 District Lot 4 Group  
7, Similkameen Div of Yale Land  
District Plan  
269 Except Plan B4268

 **LIST PRICE**  
\$3,695,000



# FEATURES

- Low operating costs due to efficient building systems, solar panels, and effective management
- Opportunity for an owner occupier to install prominent exterior building signage for branding purposes
- Strategic location in downtown Penticton, close to amenities and services
- Mix of existing tenants and vacant spaces available for owner occupation
- Potential for long-term appreciation and rental income growth

# TENANT SCHEDULE

TENANTS	UNIT	SF
Veterans Affairs	60 Namaimo AVE	8,686.2 SF
Inside Out Kitchens	306 Martin St	669.3 SF
Brittany Lonstrup	101	1,111 SF
Penticton & Area Access Care	204	1,929.9 SF
Manulife Financial	205	1,071.6 SF
Sanders Green Architecture Ltd	207	880.6 SF
Canada Family Action Coalition	208	719.5 SF
Vacant	200	1,057 SF
Vacant	201	1,054 SF
Vacant	202	1,087 SF
Vacant	209	4,496 SF







304 MARTIN ST







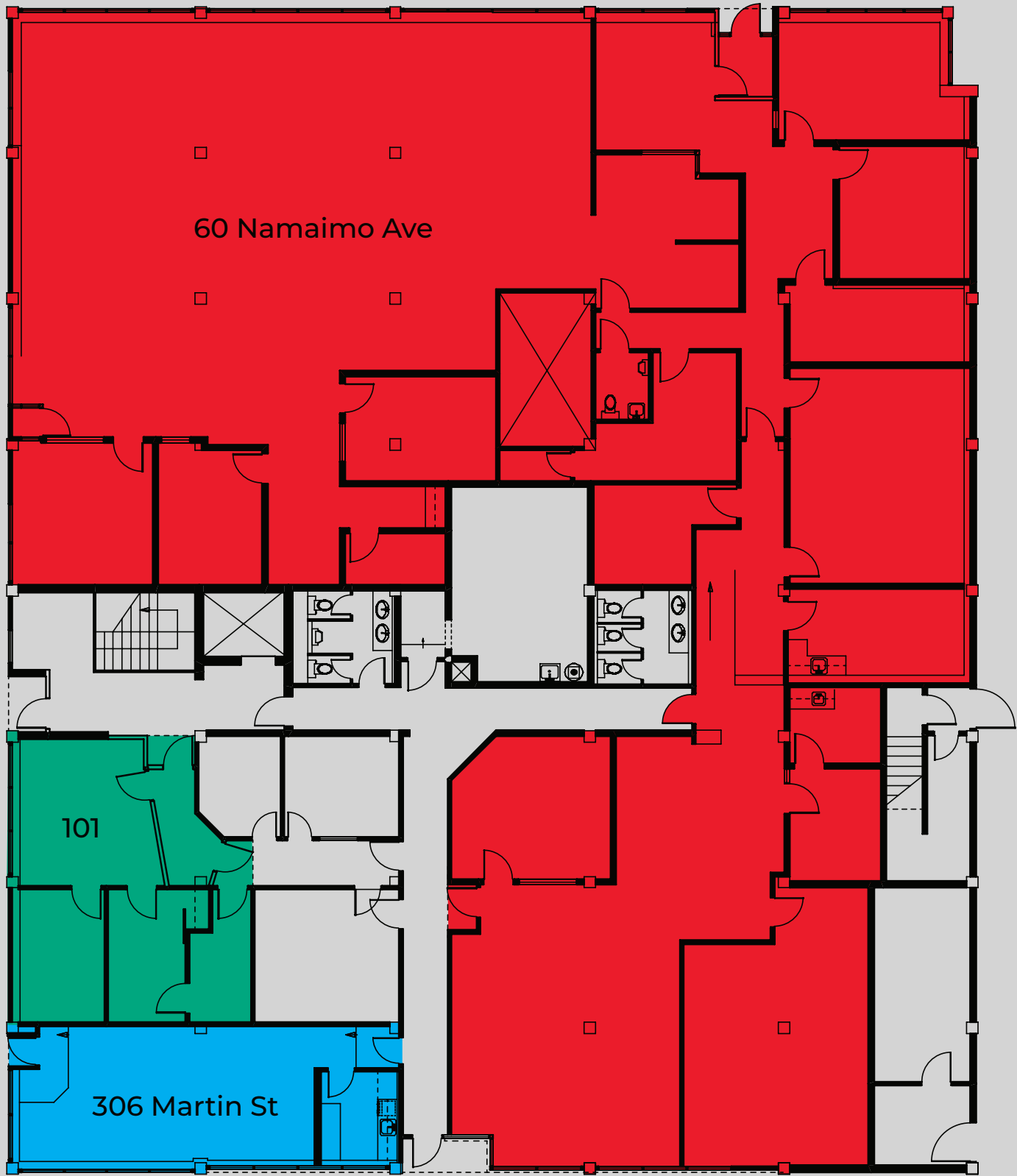
304 MARTIN ST







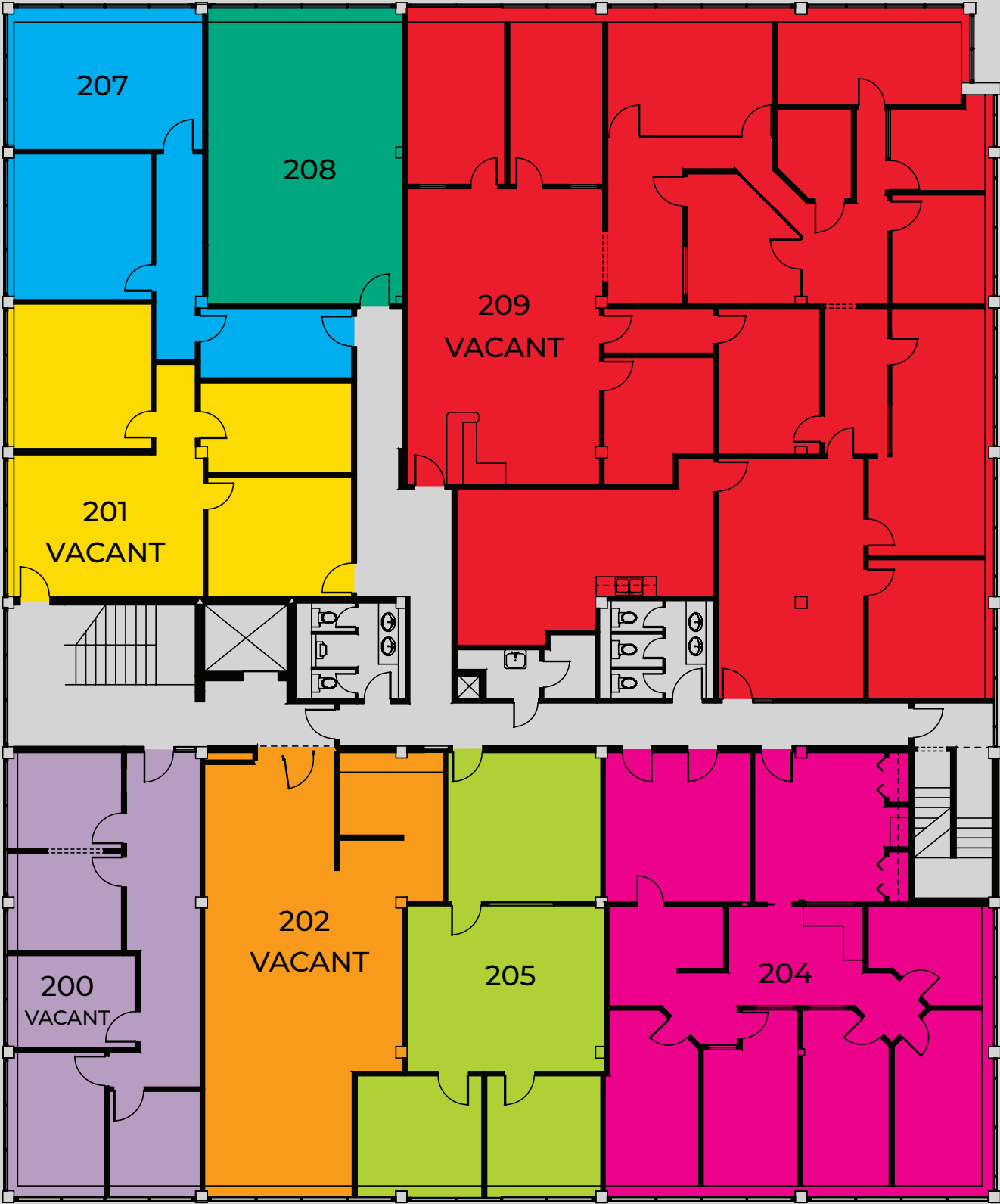
# FLOOR PLAN - GROUND FLOOR



	UNIT	SF	TENANTS
	60 Namaimo Ave	8,686.2 SF	Veterans Affairs
	306 Martin St	669.3 SF	Inside Out Kitchens
	101	1,111 SF	Brittany Lonstrup



# FLOOR PLAN - SECOND FLOOR

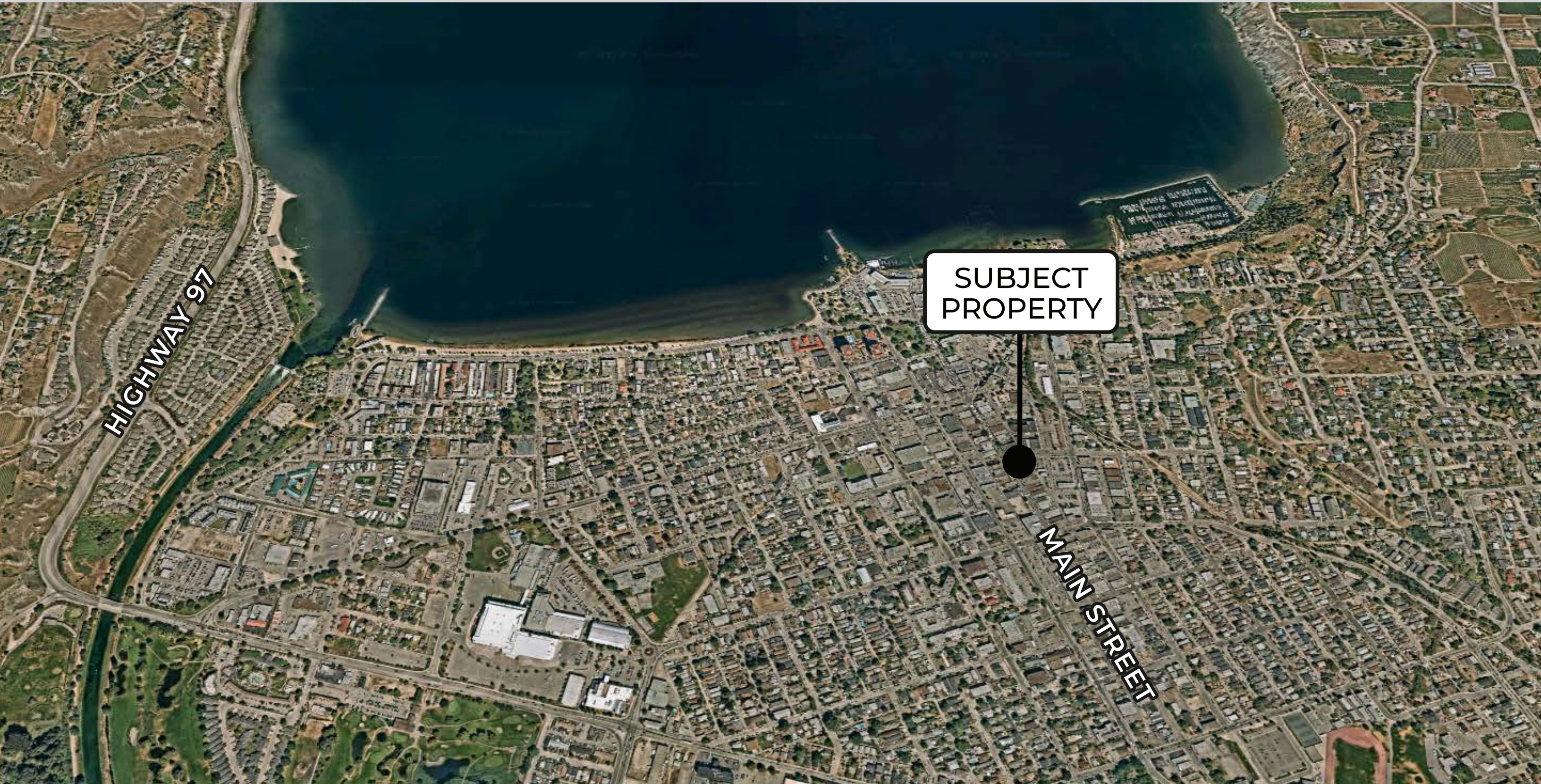


	UNIT	SF	TENANTS
	200	1,057 SF	Vacant
	201	1,054 SF	Vacant
	202	1,087 SF	Vacant
	204	1,929.9 SF	Penticton & Area Access Care
	205	1,071.6 SF	Manulife Financial
	207	880.6 SF	Sanders Green Architecture Ltd
	208	719.5 SF	Canada Family Action Coalition
	209	4,496 SF	Vacant



# LOCATION OVERVIEW

Situated in the vibrant core of downtown Penticton, this prime location offers effortless access to a diverse range of amenities, from upscale restaurants and cafes to boutique shops and professional services. The added bonus of being a short stroll away from the stunning Okanagan Lake waterfront and picturesque walking trails makes this property a truly desirable destination.







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