

LOUGHEED BUILDING

304 MARTIN ST, PENTICTON BC



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

MEGHAN CORTESE
PERSONAL REAL ESTATE CORPORATION

250.862.7038

ROYAL LEPAGE KELOWNA

COMMERCIAL

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION

250.808.8101



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

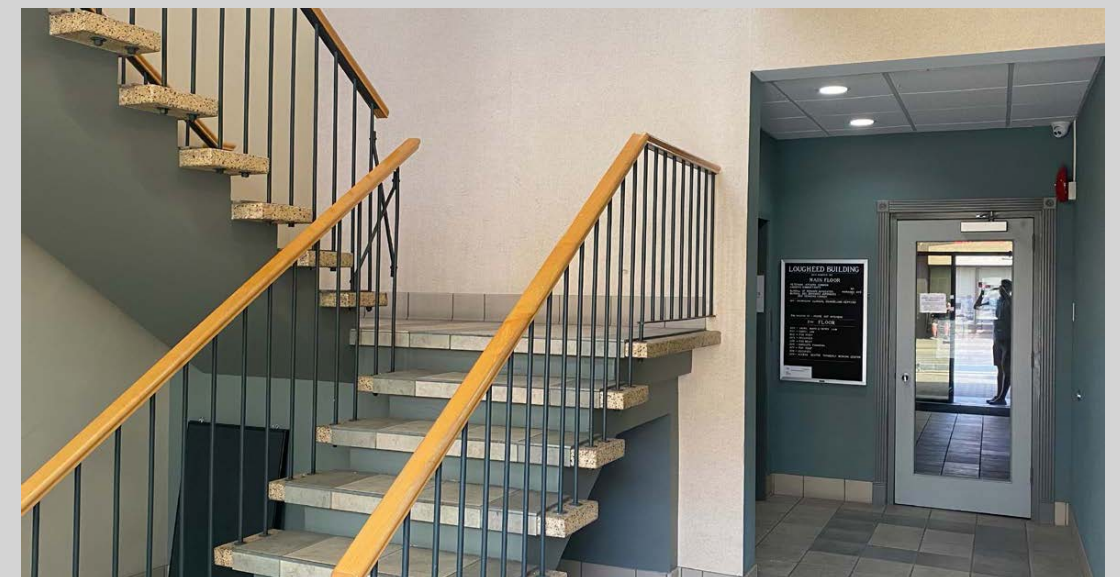
\$3,750,000

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

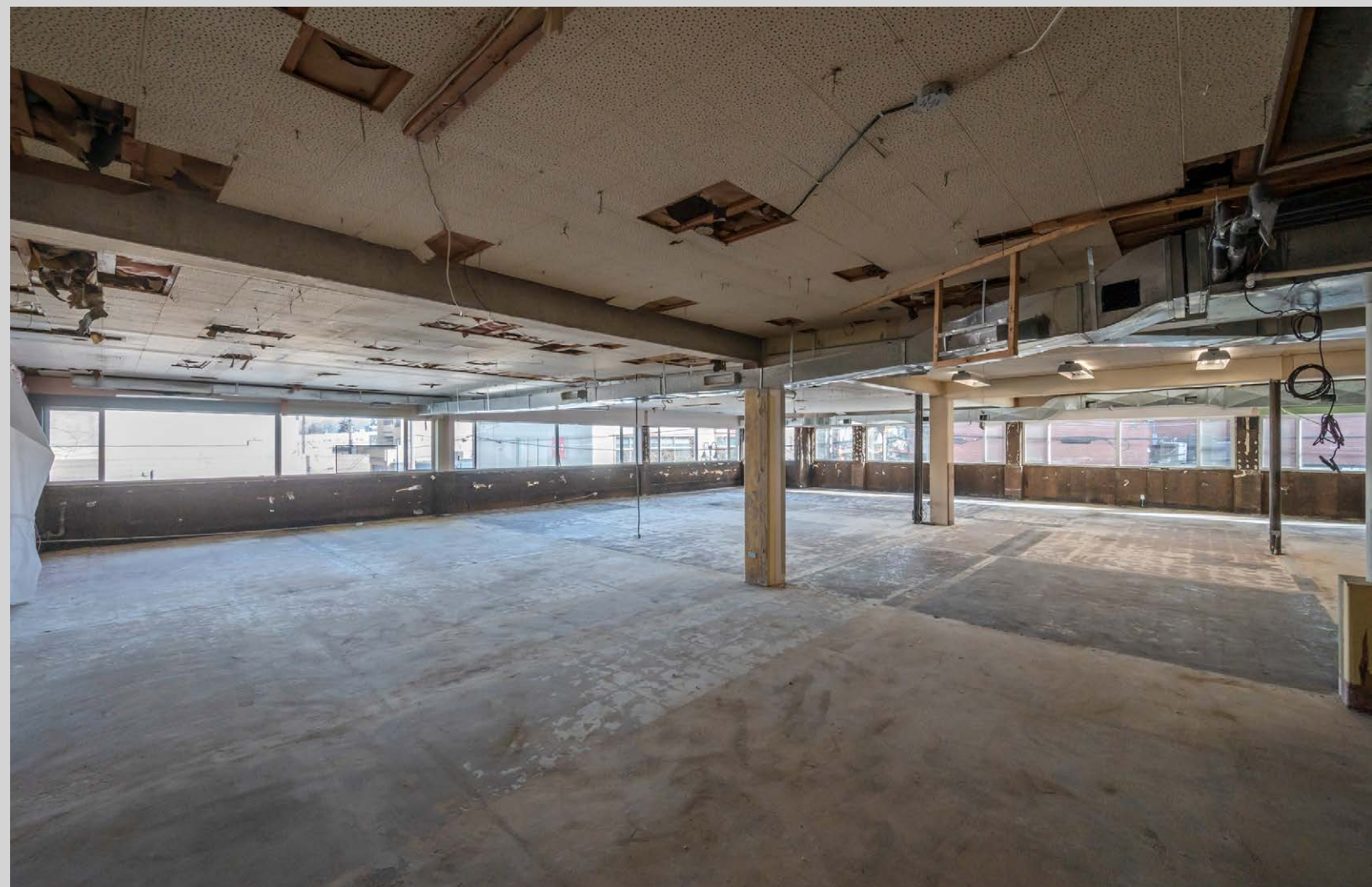




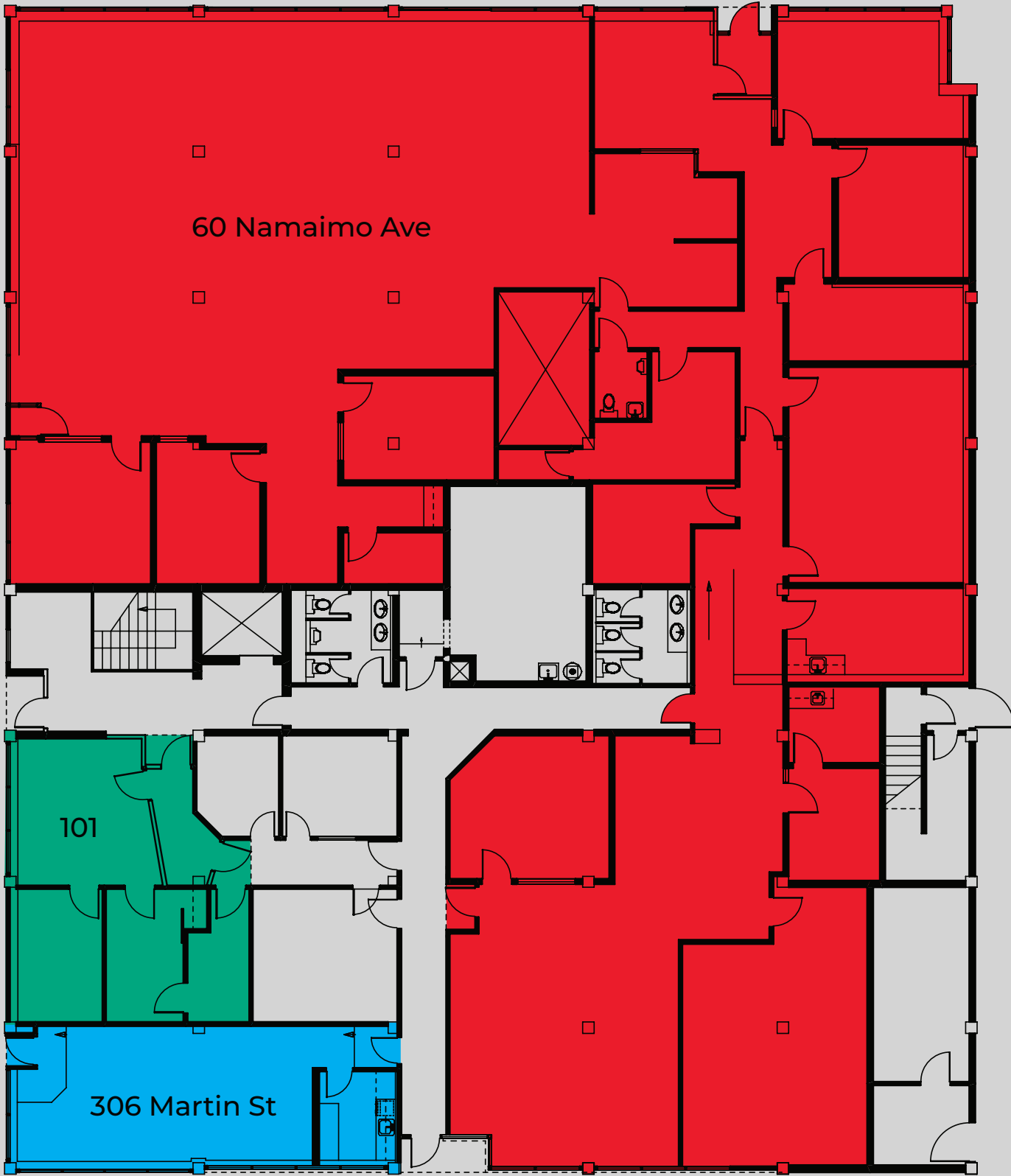
304 MARTIN ST



304 MARTIN ST

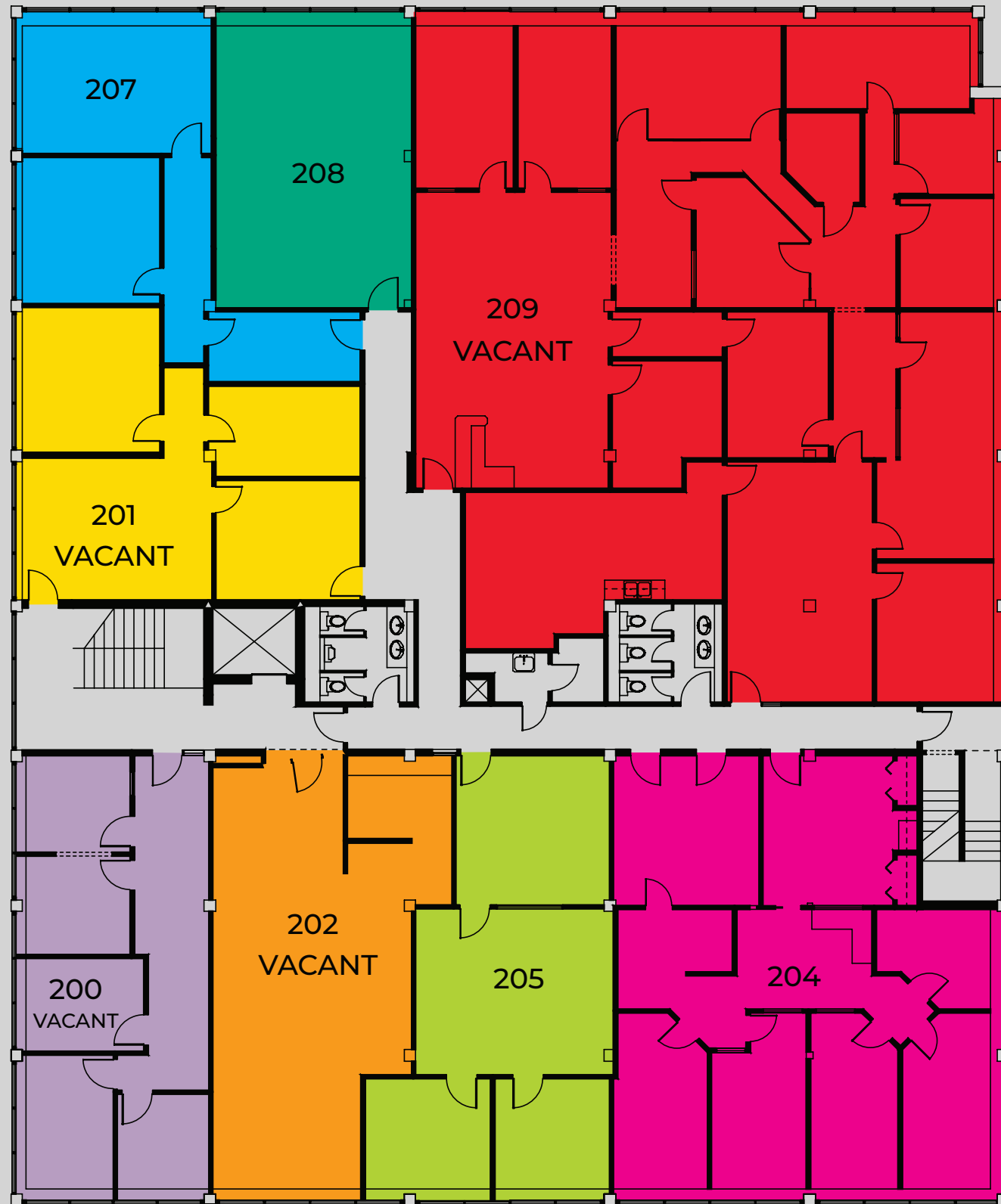


FLOOR PLAN - GROUND FLOOR



	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

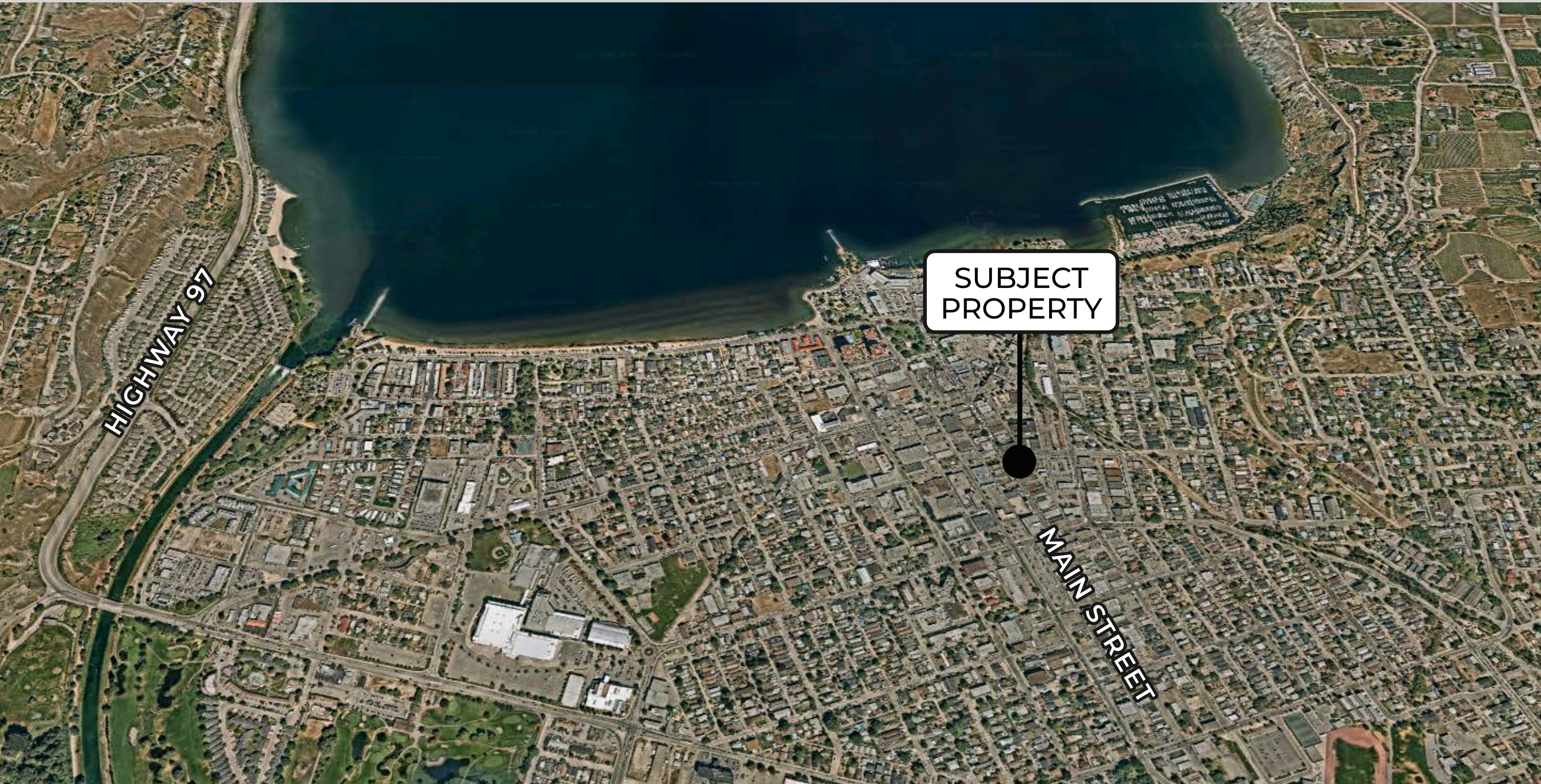
FLOOR PLAN - SECOND FLOOR



	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.





MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

meghancortese@rlkcommerical.com

MODERN COMMERCIAL TEAM

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommerical.com

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).