

LOUGHEED BUILDING

304 MARTIN ST, PENTICTON BC



MULTI-TENANT VALUE ADD PROPERTY IN DOWNTOWN PENTICTON

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OVERVIEW

Opportunity to acquire a 22,373 square foot, two-story commercial building ideally situated in downtown Penticton. Anchored by a stable mix of government and local tenants, the property also features value-add vacant space—ideal for repositioning, owner occupancy, or lease-up to enhance returns. With efficient building systems, solar panels, and proactive management, the asset benefits from low operating costs. This prime location offers investors and owner occupiers alike the chance to generate strong rental income today while unlocking long-term value through strategic enhancements and 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 Nanaimo 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

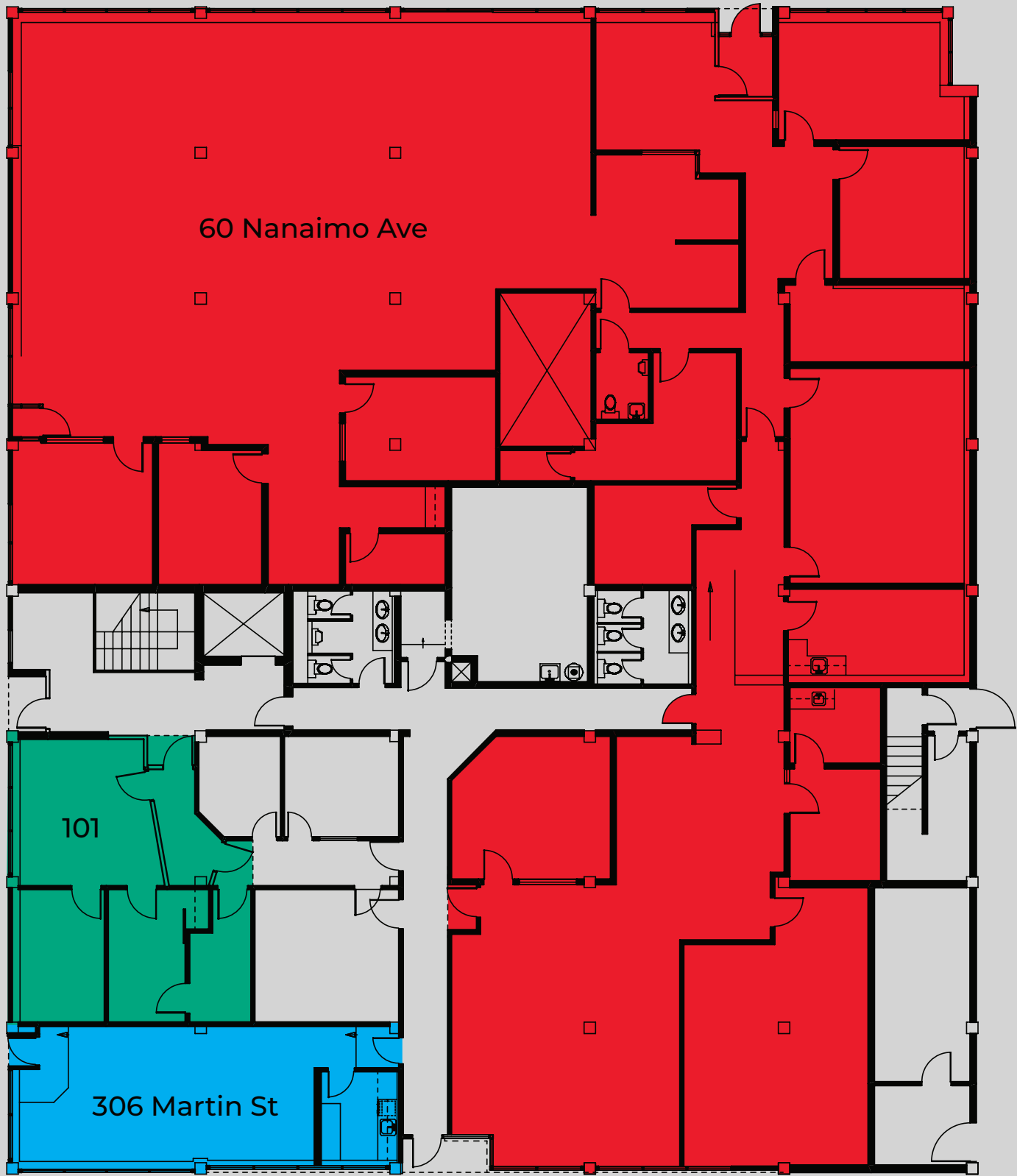


304 MARTIN ST



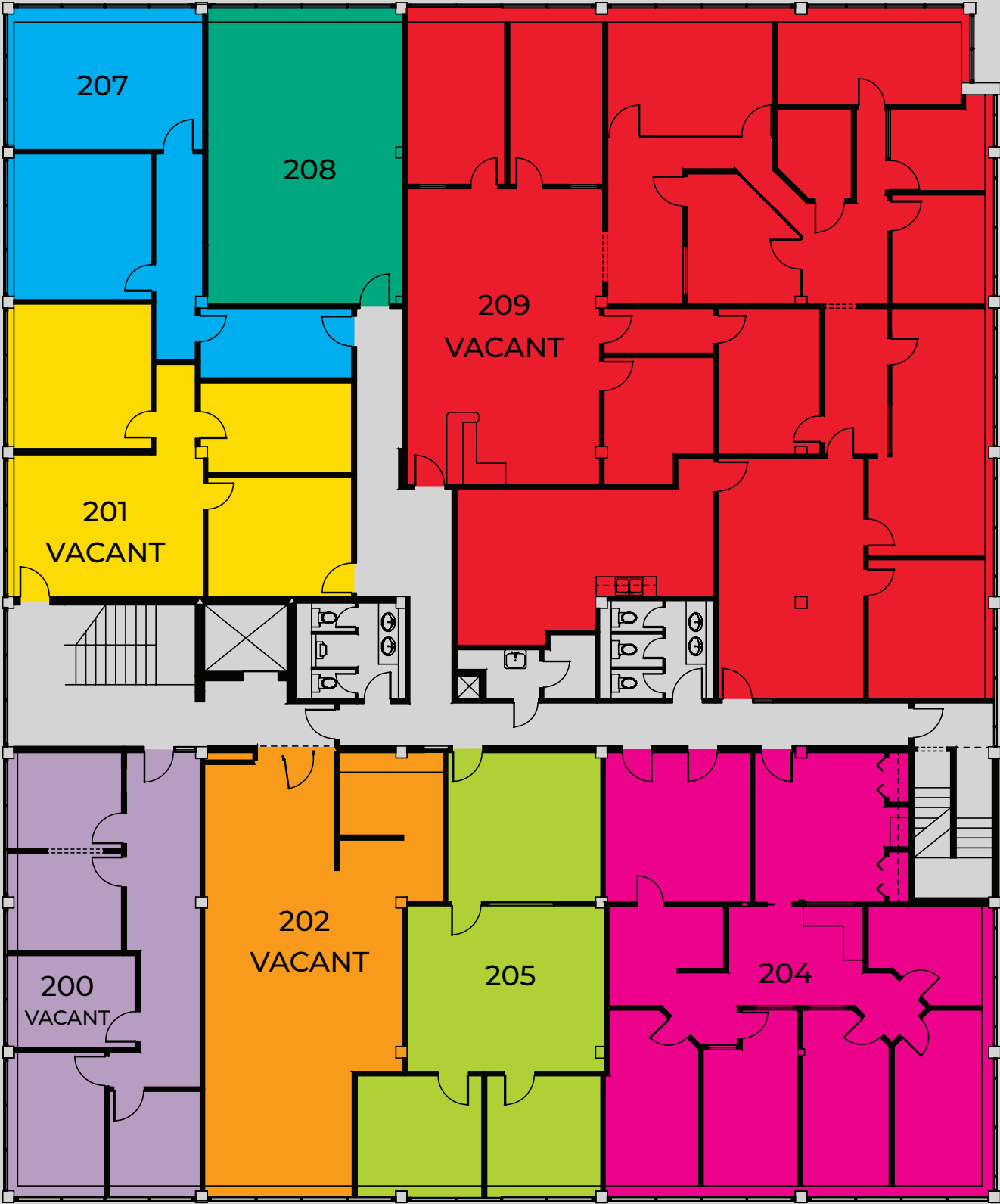


FLOOR PLAN - GROUND FLOOR



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

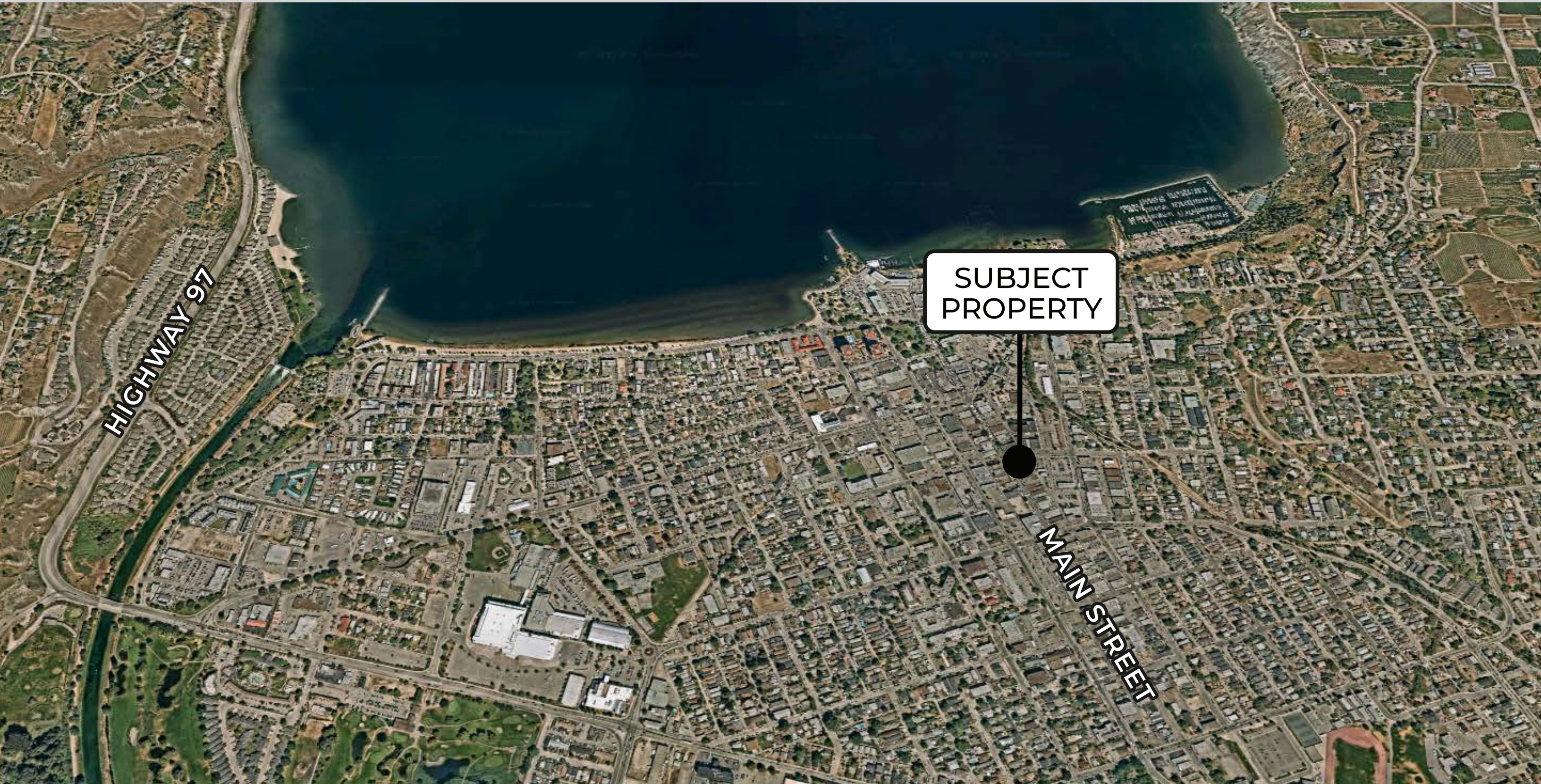
FLOOR PLAN - SECOND FLOOR



	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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