

2 RETAIL UNITS AVAILABLE FOR LEASE

8102 HIGHWAY 97
OLIVER, BRITISH COLUMBIA

QUICK SERVICE RESTAURANT & CONVENIENCE RETAIL



PROPERTY FEATURES



DAILY TRAFFIC

Approx. 10,935 vehicles in the summer months



SIGNAGE

Pylon signage opportunities



POWER

200 Amp 3 Phase



NEARBY

The District Wine Village



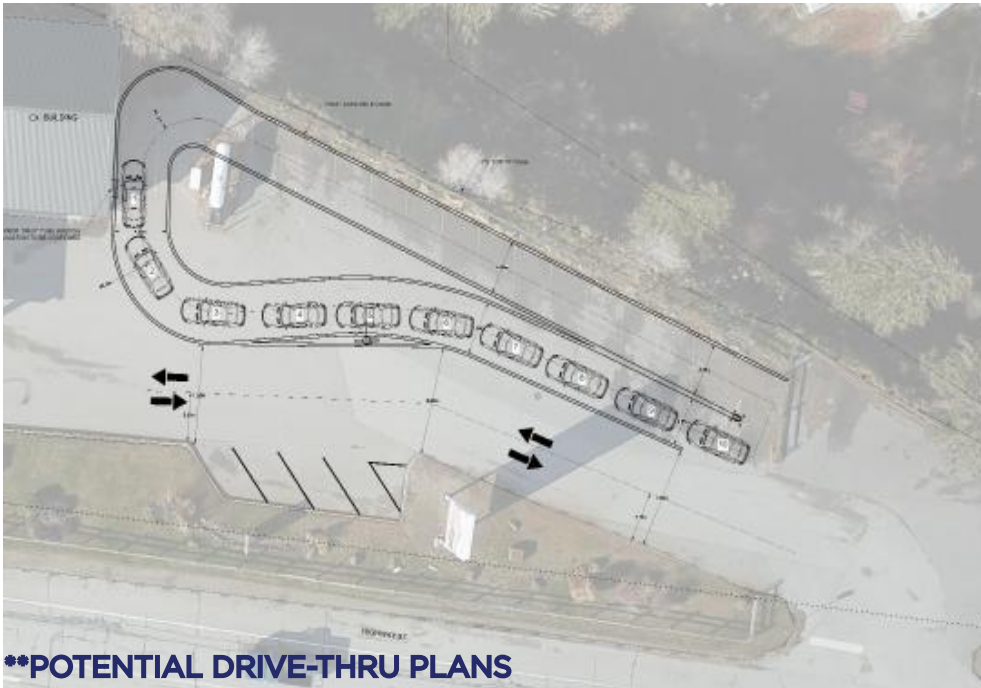
FENCED LOT

0.03 acres in size, can be leased separately onsite



LOCATION

Existing tenants: Convenience Store & Gas Bar



****POTENTIAL DRIVE-THRU PLANS**

8102 Highway 97 offers an exceptional opportunity for a variety of businesses, including quick-service restaurants, retail shops, personal service establishments, or car rental facilities. Conveniently located just 8 minutes from Oliver Airport, 32 minutes from the U.S. Border, and 33 minutes from Penticton, this property ensures excellent accessibility and exposure. The landlord is open to building a drive-thru for the right tenant, adding even more potential for quick-service operations. Nearby, the new District Wine Village serves as a dynamic hub for farmers' markets, events, and winery showcases, drawing significant tourism traffic to the South Okanagan. These retail spaces can be leased individually at 842 square feet each or combined for a total of up to 1,684 square feet, offering flexibility to suit your business needs. Situated in a rapidly growing area with ample nearby amenities, this location ensures high visibility and consistent foot traffic. Don't miss the chance to secure a prime spot for your business in Oliver.

THE NUMBERS

APPROXIMATE UNIT SIZES:

CRU 1: 842 SF

CRU 2: 842 SF

CRU 1 + 2: 1,684 SF

BASE RENT: \$28/SF

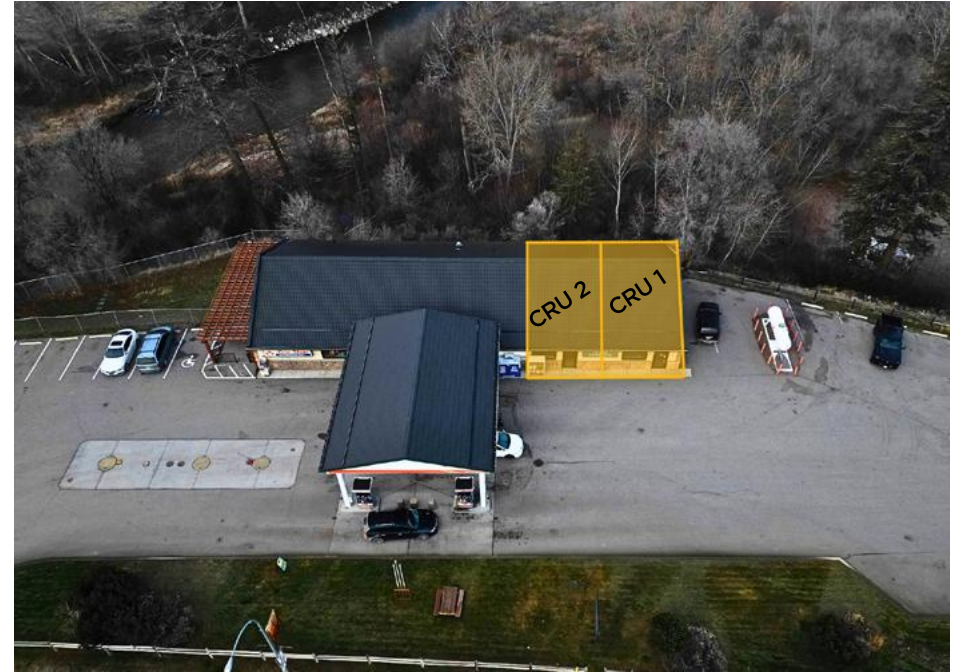
NNN: \$5/SF

APPROXIMATE MONTHLY RENT:

CRU 1: \$2,315.50

CRU 2: \$2,315.50

CRU 1 + 2: \$4,631.00



8102 HIGHWAY 97, OLIVER, BC





CRU 2:





Let's chat.

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