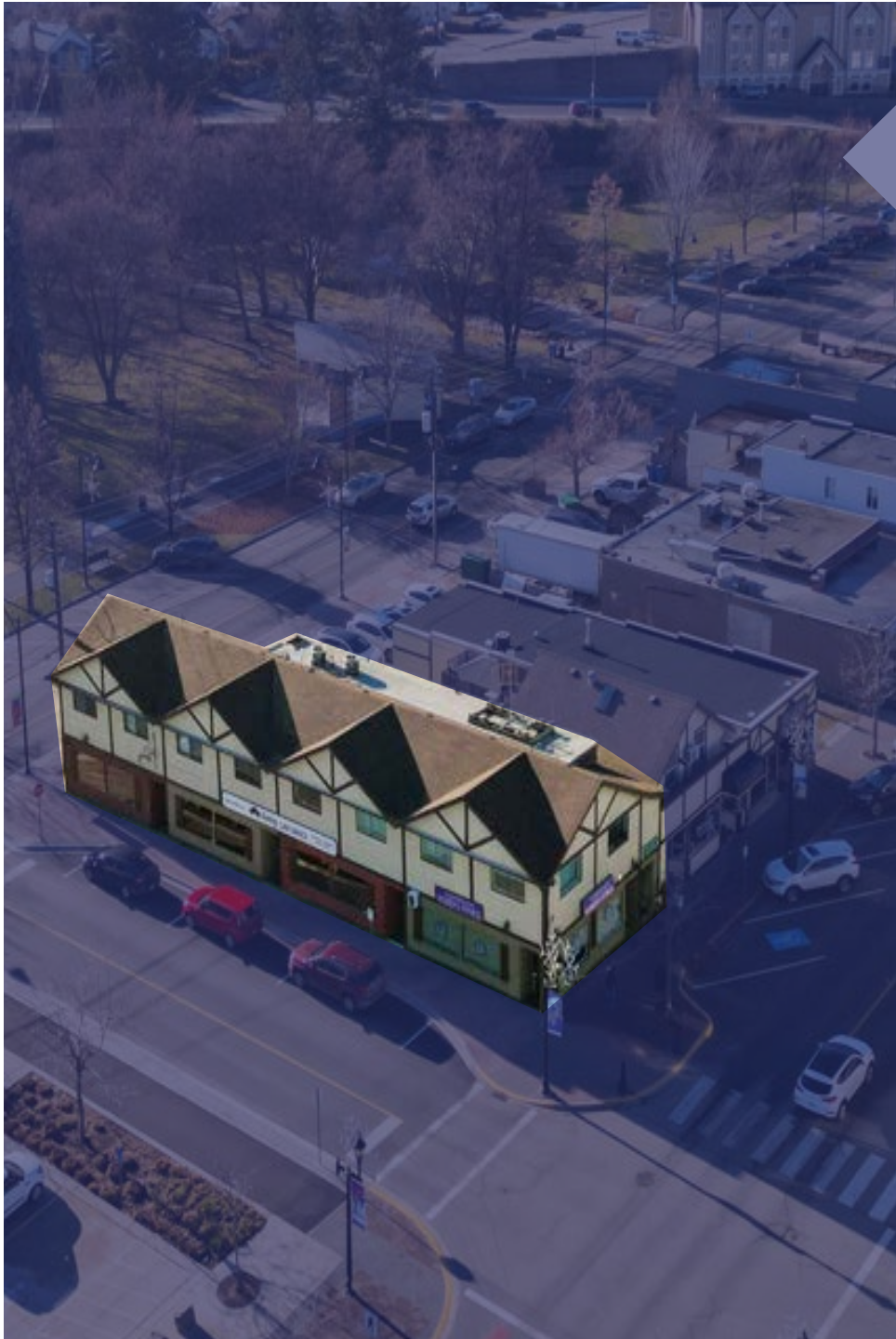




FOR SALE

9901 MAIN STREET
SUMMERLAND, BRITISH COLUMBIA
INCOME-PRODUCING COMMERCIAL PROPERTY



PROPERTY FEATURES



EXPOSURE

Main Street frontage in downtown Summerland



ZONING

CB1- Central Business



TENANCY

Five commercial tenants in place



BUILDING

Well-maintained, income-producing commercial property

THE NUMBERS



SIZE

Building: +/- 5,244 SF
Land: 0.17 Acres



PRICE

\$1,599,000

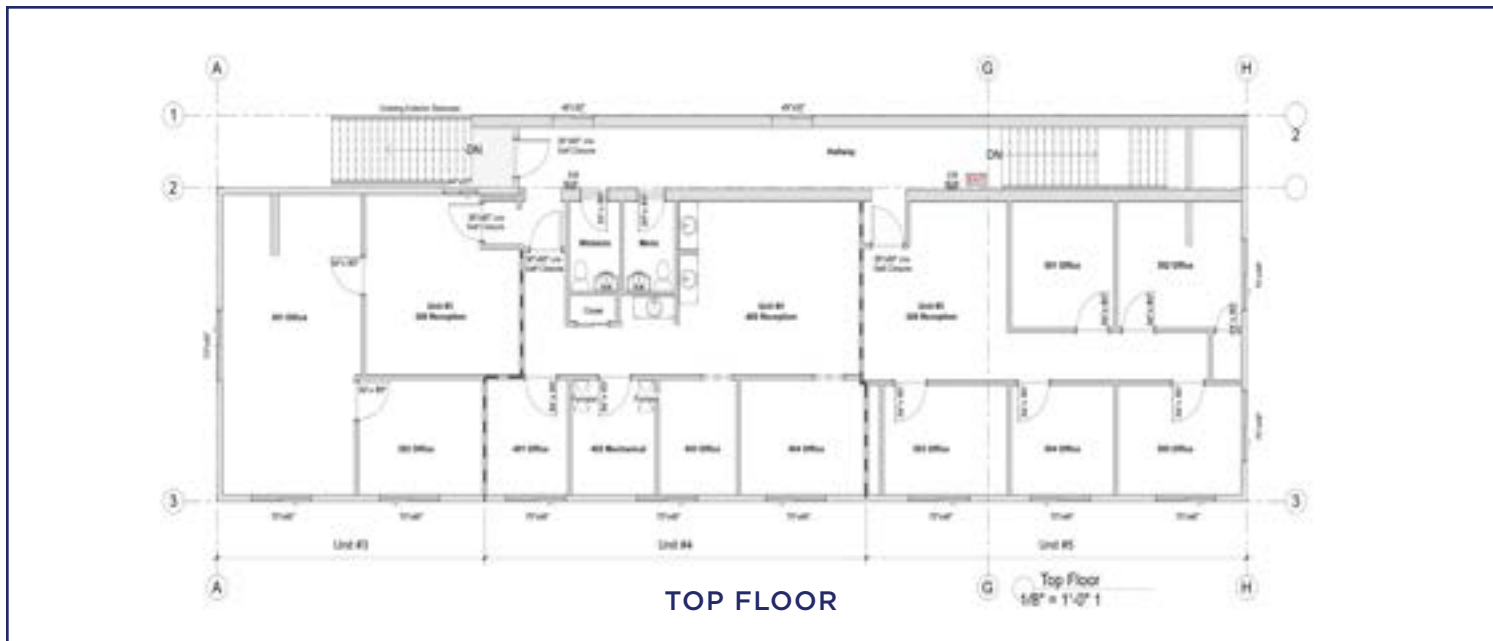
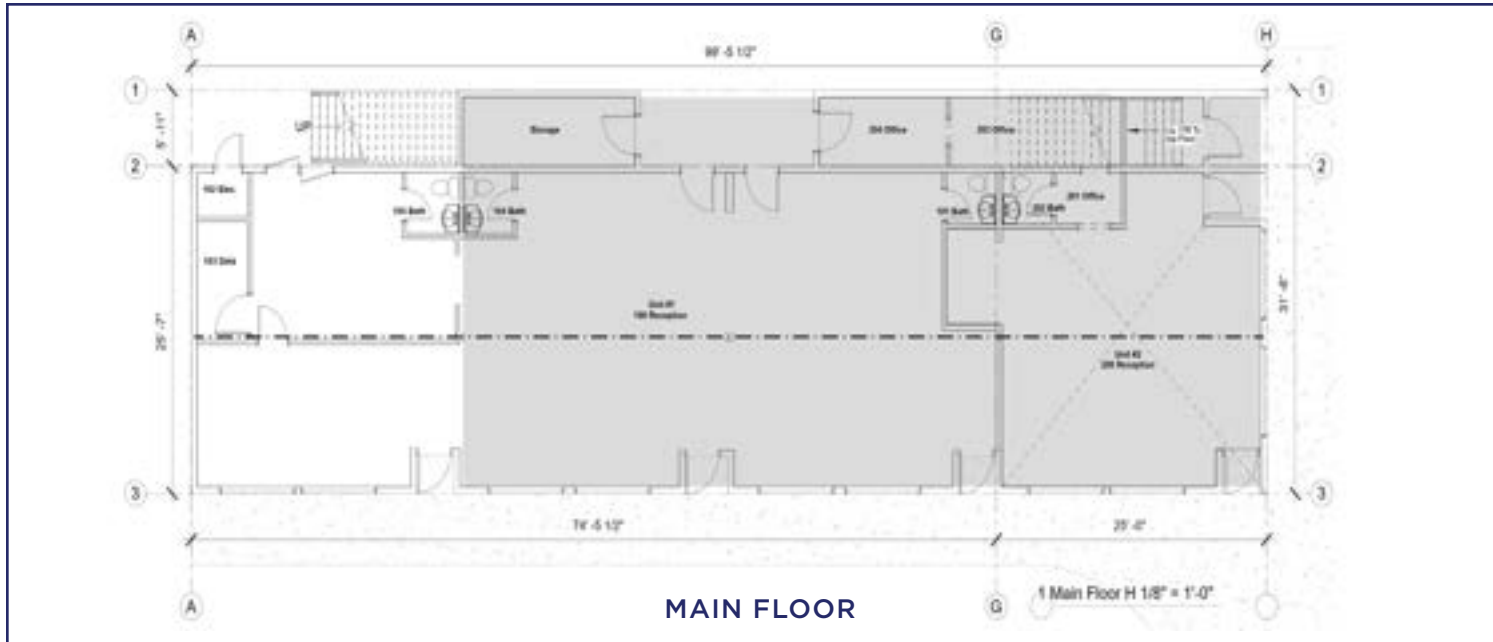
Rare opportunity to acquire a fully leased, income-producing commercial property in downtown Summerland at 9901 Main Street. The mixed-use building totals approximately 5,244 SF and is occupied by five commercial tenants, including two ground-floor retail units and three office tenancies, providing a diversified and stable income stream.

Ideally positioned on Main Street across from the Summerland Library, Memorial Park, and Summerland Secondary & Middle School, the property benefits from strong visibility, walkability, and consistent pedestrian traffic.

Offered at an attractive ~6.3% capitalization rate, the asset delivers immediate cash flow with upside through future rental growth in a supply-constrained downtown market

Full information package available upon signed Non-Disclosure Agreement (NDA).

FLOOR PLAN









Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

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250.870.1330

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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