



FOR SALE

1711 KALAMALKA LAKE ROAD
VERNON, BRITISH COLUMBIA

INCOME PRODUCING INDUSTRIAL ASSET



PROPERTY FEATURES



LOCATION

Located in Vernon – Middleton Area



TENANTS

5 strong covenant tenants in place



UPGRADES

Exterior upgrades and finishings completed in 2025



ZONING

INDL (Light Industrial)

THE NUMBERS



SIZE

13,850 SF



PRICE

\$2,650,000



NOI

Current \$144,825.00 at approximate 5.47%

The property at 1711 Kalamalka Lake Road is an opportunity to acquire a well-positioned multi-tenanted industrial investment asset. Being one of the more desirable industrial products in the area, the property consists of approximately 13,850 SF across five (5) tenants and no current vacancies, providing investors with a 'turn-key' cash-flowing asset from a strong mix of established tenants. **All tenant leases are secured through May 31, 2028, providing immediate stability and predictable cash flow from day one.**

Offered at a 5.47% cap rate based on 2026 NOI figures, the property is an attractive long-term asset for investors with immediate upside through current below-market existing rents, providing a massive opportunity to increase the income value of this asset amongst the current tenants. Additionally, the property occupies one of the more desirable industrial locations in Vernon, benefiting from excellent frontage along Kalamalka Road, pylon signage, convenient access and plenty of on-site parking. Its central location provides strong connectivity throughout Vernon and easy access to Highway 97 and surrounding commercial and industrial areas.

1711 Kalamalka Road offers investors a compelling combination of stable cash flow today and meaningful value-add potential for longer-term investors.

Please contact listing agents for the NDA to receive the detailed rental roll and more information. Full leases and further due diligence items can be shared upon an accepted Contract of Purchase and Sale.

TENANT INFO



UNIT 101: TWO DONKEYS BAKERY

- 3,350 SF
- Lease Expiry: June 30, 2029



UNIT 102: OLD DUTCH

- 3,500 SF
- Lease Expiry: September 30, 2033



UNIT 103: TILE GUY/ GUTTER GUY

- 3,500 SF
- Lease Expiry: July 31, 2028



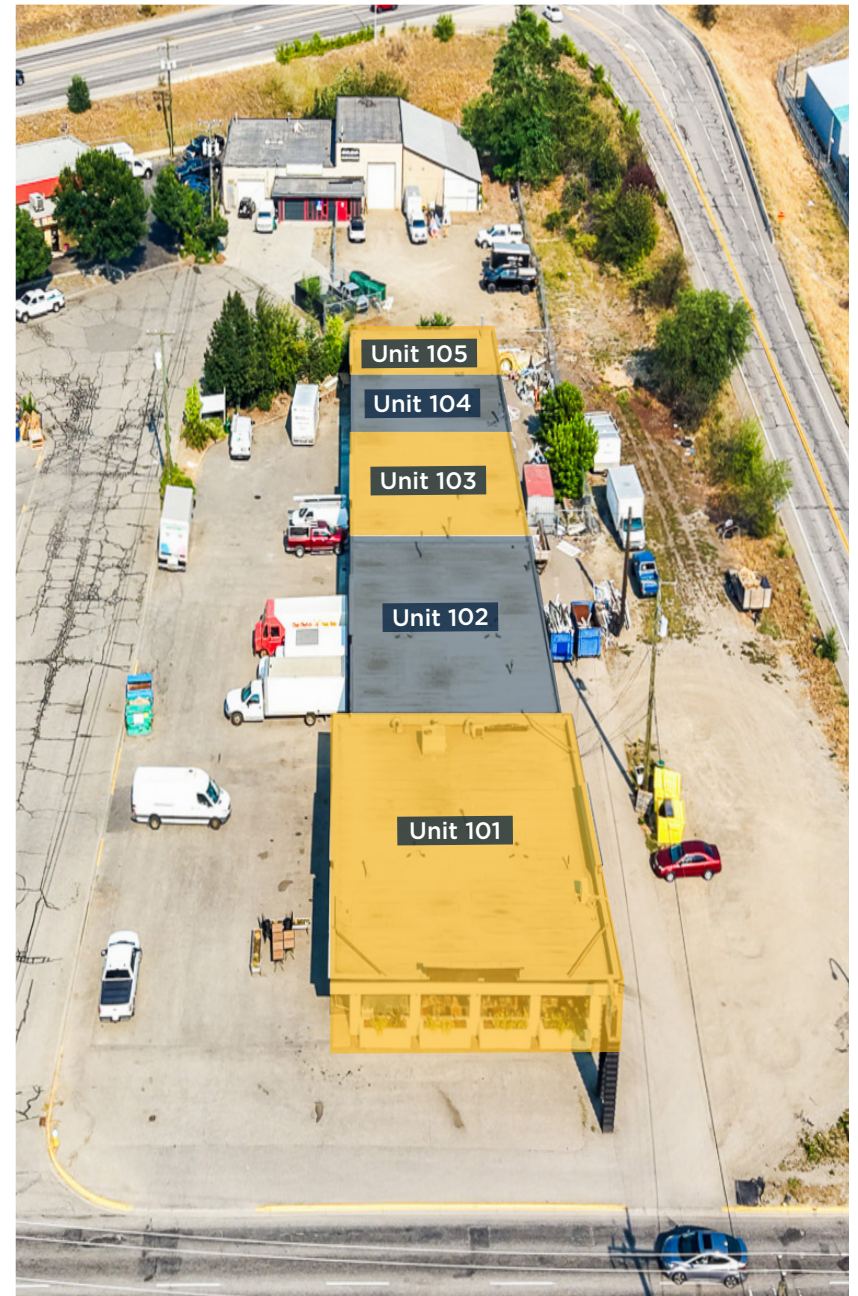
UNIT 104: ROMAC MECHANICAL

- 1,750 SF
- Lease Expiry: May 31, 2028



UNIT 105: OKV ELECTRIC

- 1,750 SF
- Lease Expiry: Month to month







Kelowna
International Airport
40 mins

Subject Property

BC Hydro

Two Donkeys
Bakery

Highway 6

Pottery Road

BNA Brewing
Vernon

Kalamalka Lake Road

Downtown Vernon
5 mins

Salmon Arm, BC
50 mins

VERNON AT A GLANCE

Vernon is the commercial and service hub of the North Okanagan, serving a broad regional trade area extending from Lake Country to Armstrong and surrounding rural communities. As the area's primary centre for retail, healthcare, education, and government services, Vernon supports a diverse and stable economic base.

DEMAND DRIVERS



HISTORY

Established in the late 1800s as an agricultural and railway centre, Vernon has evolved into the North Okanagan's primary commercial and institutional hub.¹



REGIONAL HUB

Primary commercial centre serving the North Okanagan trade area.²



INSTITUTIONAL BASE

Supported by Vernon Jubilee Hospital, Okanagan College, and government services.³



TOURISM & RECREATION

Four-season tourism supported by SilverStar Mountain Resort and proximity to Kalamalka and Okanagan Lakes.⁴



DEMOGRAPHICS

Population: ~40,000+ (City) | ~65,000+ (Regional Trade Area)⁵

Median Household Income: ~\$85,000-\$90,000⁶



Sources:

¹ City of Vernon - Municipal History & Official Community Plan

² Regional District of North Okanagan (RDNO)

³ Interior Health; Okanagan College

⁴ Tourism Vernon; SilverStar Mountain Resort

⁵ Statistics Canada - 2021 Census Profile

⁶ BC Stats - 2023 Sub-Provincial Population Estimates



Let's chat.

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