

LIMITED TIME PRICE REDUCTION

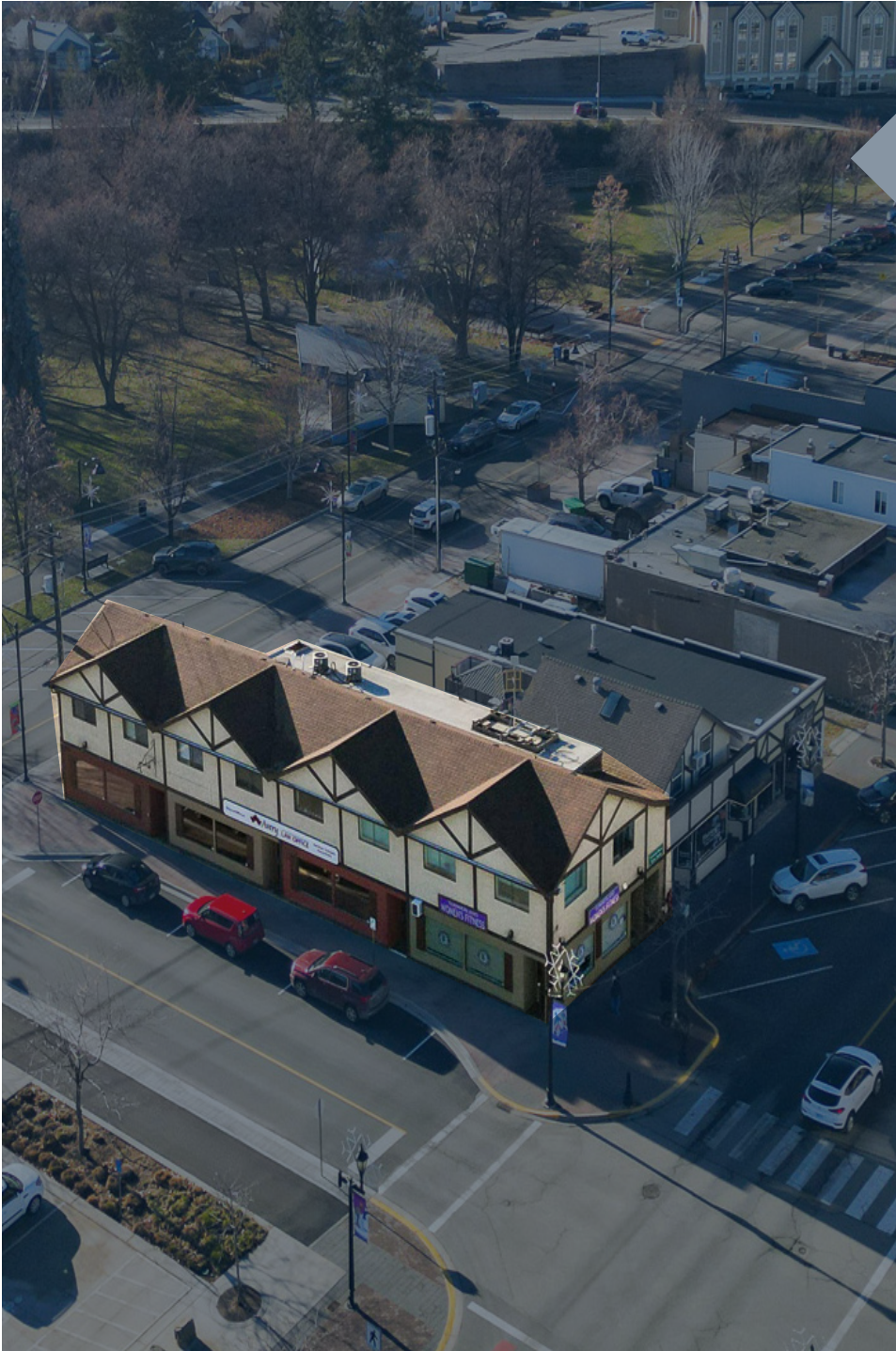


FOR SALE

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

\$1,549,000

Limited time price reduction

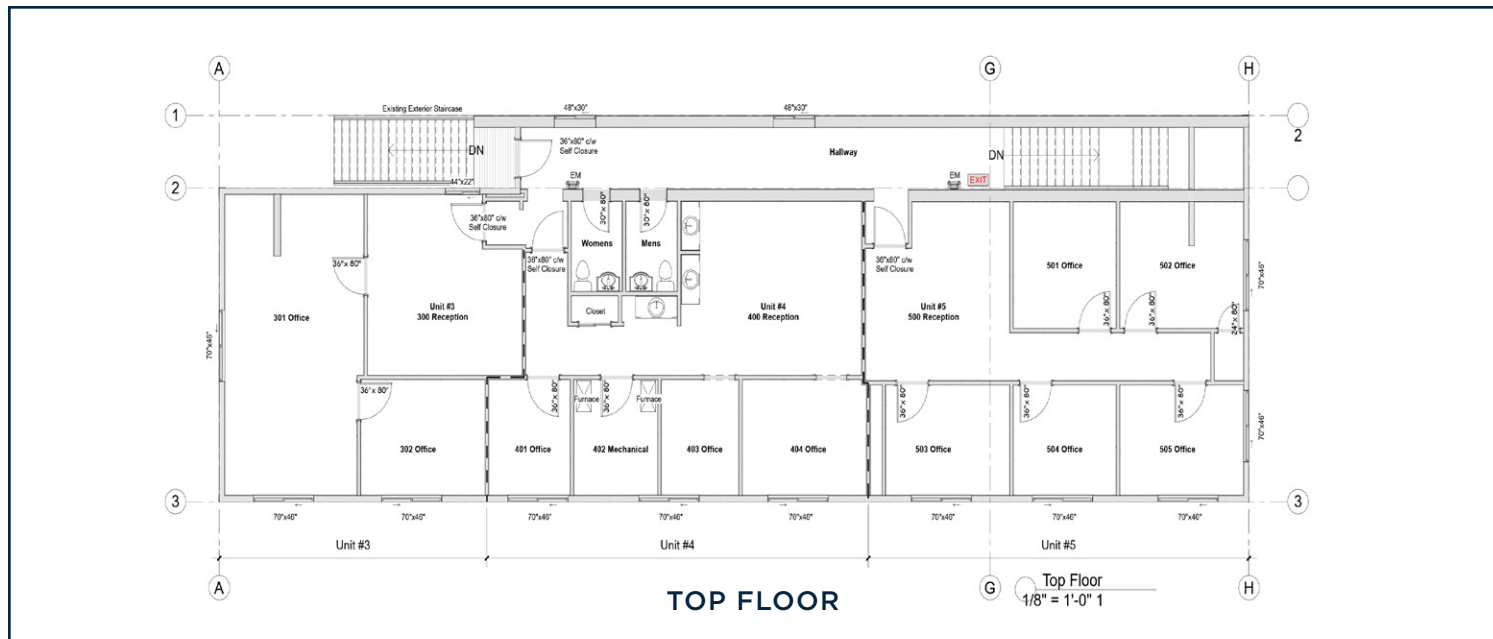
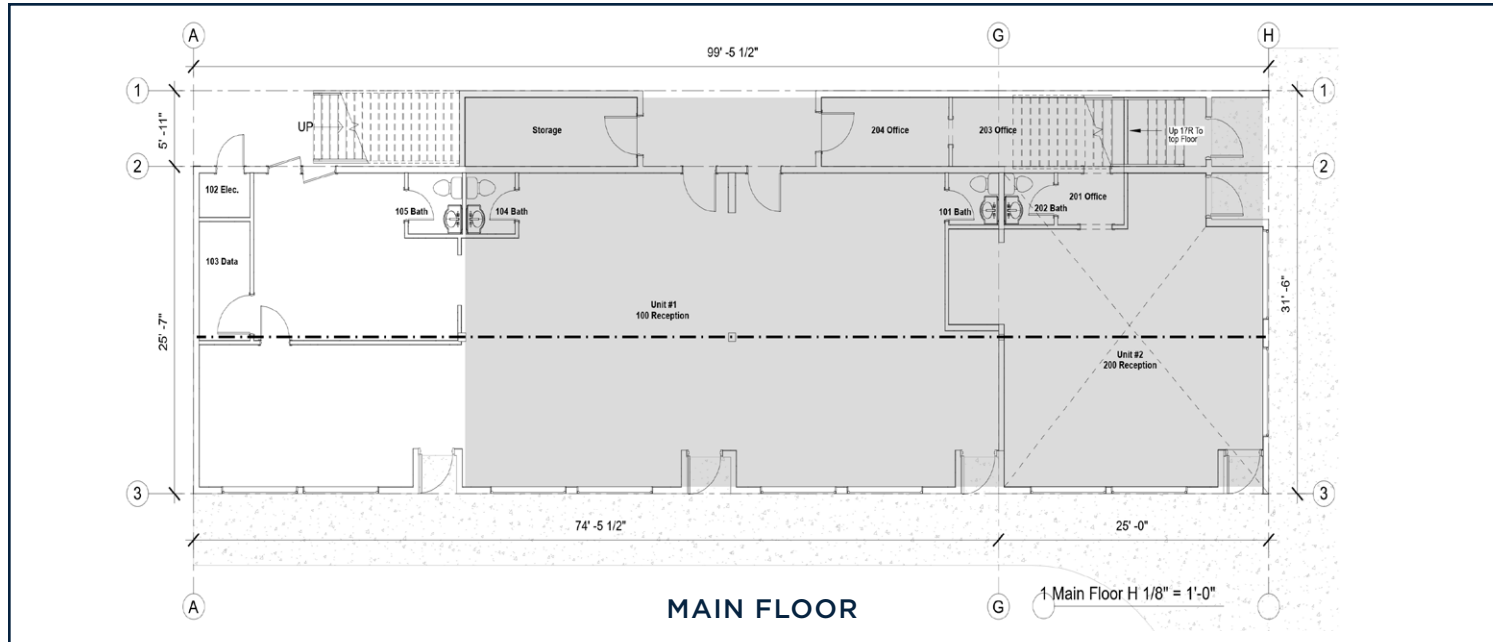
Rare opportunity to acquire a fully leased, income-producing commercial property in downtown Summerland at 9901 Main Street. The mixed-use building totals approximately 5,244 SF and is occupied by five commercial tenants, including two ground-floor retail units and three office tenancies, providing a 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 and Rent Roll available upon signed Non-Disclosure Agreement (NDA).

FLOOR PLAN







To Peachland
15 mins

To Kelowna
40 mins

To Penticton
15 mins

Okanagan Lake

Highway 97

Summerland Arena

Crossfit South Okanagan

Summerland
Middle School

Summerland Aquatic
& Fitness Centre

Summerland
Secondary School

Country Cafe

Yaki's Pizza & Subs

Subject Property

Summerland Library

King's Kitchen

Main Street

Rosedale Avenue

Just Delicious
Japanese Bistro

Wharton Street

Kelly Avenue

Memorial Park

9901 MAIN STREET, SUMMERLAND, BC



Let's chat.

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