LIMITED TIME PRICE REDUCTION

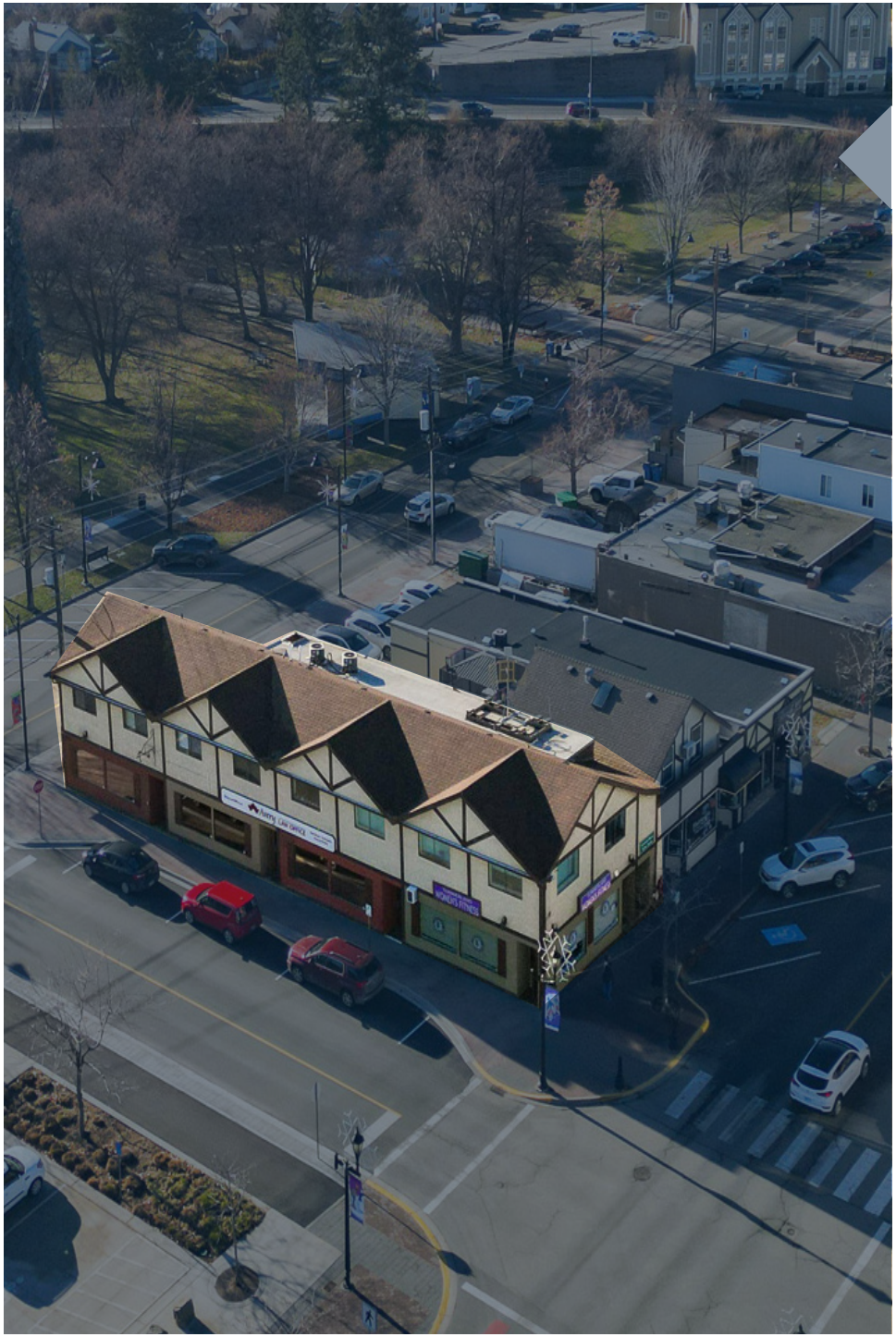


FOR SALE

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

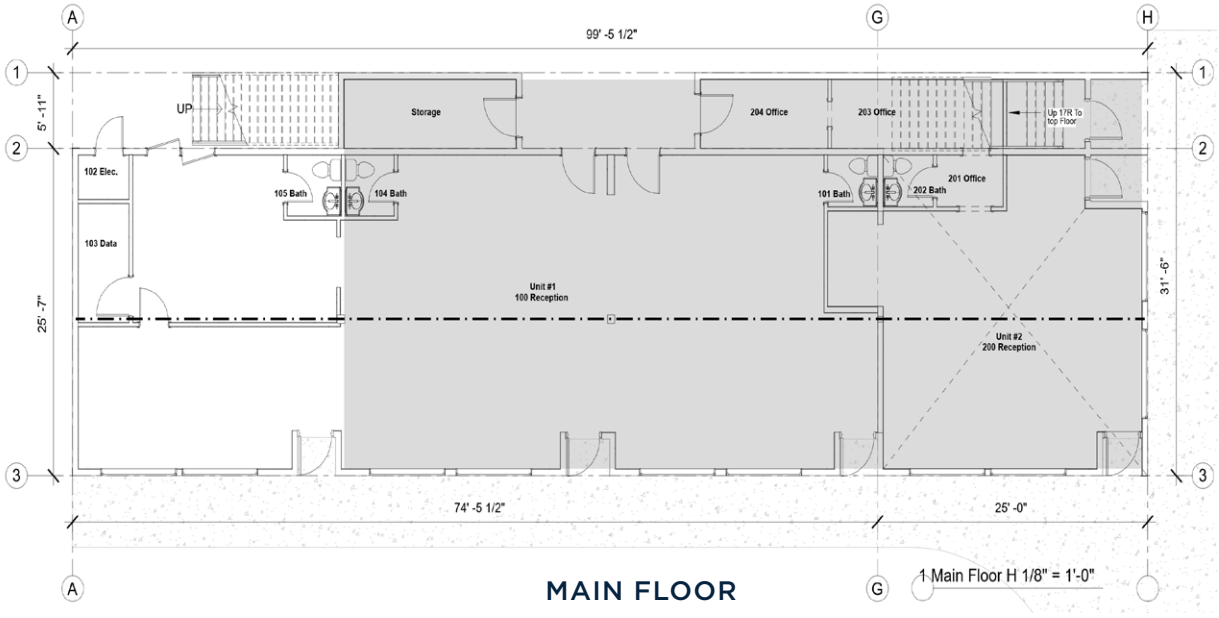
Rare opportunity to acquire a fully leased, income-producing commercial property in downtown Summerland at 9901 Main Street. The mixed-use building totals approximately 5,244 SF and is occupied by five commercial tenants, including two ground-floor retail units and three office tenancies, providing a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

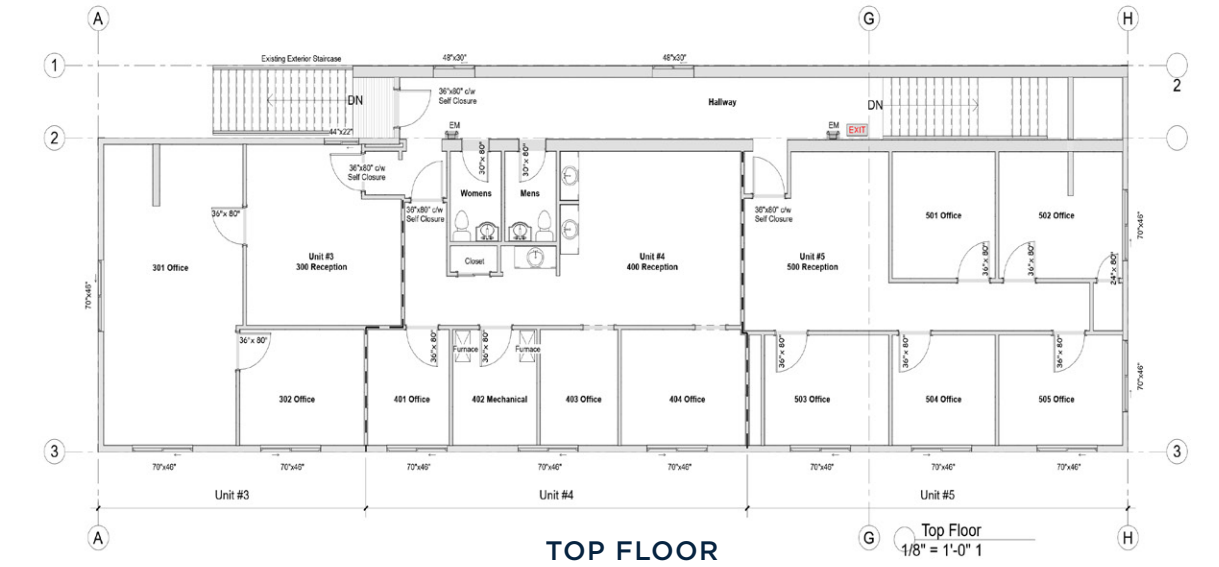
Ideally positioned on Main Street across from the Summerland Library, Memorial Park, and Summerland Secondary & Middle School, the property benefits from strong visibility, walkability, and consistent pedestrian traffic.

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


99' -5 1/2"
5' -11"
25' -7"
31' -6"
74' -5 1/2"
25' -0"
UP
Storage
204 Office
203 Office
Up 17R To top Floor
102 Elec.
105 Bath
104 Bath
101 Bath
202 Bath
201 Office
103 Data
Unit #1
100 Reception
Unit #2
200 Reception
MAIN FLOOR
1 Main Floor H 1/8" = 1'-0"


Existing Exterior Staircase
DN
Hallway
EXIT
Womens
Mens
Closet
301 Office
Unit #3
300 Reception
Unit #4
400 Reception
Unit #5
500 Reception
501 Office
502 Office
302 Office
401 Office
402 Mechanical
403 Office
404 Office
503 Office
504 Office
505 Office
Furnace
Unit #3
Unit #4
Unit #5
TOP FLOOR
Top Floor
1/8" = 1'-0" 1


Avery LAW OFFICE
SUMMERLAND
WOMEN'S FITNESS




SUMMERLAND
WOMEN'S FITNESS


AveryLawOffice.ca
Avery LAW OFFICE
Barristers - Solicitors
Notary Public
WOMEN'S FITN


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
King's Kitchen
Summerland Library
Rosedale Avenue
Main Street
Just Delicious
Japanese Bistro
Kelly Avenue
Wharton Street
Memorial Park

VENTURE COMMERCIAL

Let's chat.

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