

FOR SALE

LONDON
PACIFIC



711 & GAS BAR | OSOYOOS

SINGLE TENANT NET LEASE INVESTMENT

9131 MAIN STREET, OSOYOOS



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SUMMARY

9131 MAIN STREET OSOYOOS BC

Gross Site Area:
27,701 sq ft

OCP Designation:
General Commercial

Cap Rate: 4.45%

Price:
\$2,300,000

Current Zoning:
C3
(Hwy Commercial)

Lease Type: NNN (Triple
Net)

Improvements:
3,300 sq ft Building
1,890 sq ft Gas Bar

London Pacific are pleased to present for sale this exclusively listed investment property on the main highway in the highly popular and sought after Okanagan town of Osoyoos.

Currently leased by 711 the 3,300 sq ft improvements built in 1996 are a purpose-built concrete block 711 store with a detached gas bar which has a canopy of approximately 1,890 sq ft with 4 gas pumps, this property is one of the most well positioned locations as you enter the town and is generally always busy.

This investment opportunity is an extremely low maintenance property with an exceptional tenant with a very secure and profitable lease in one of the foremost towns on the Okanagan.



THE OPPORTUNITY

NNN SINGLE TENANT NET LEASE



The new lease was put into place in October 2021 and is for a 5-year term with an option for an additional 5 year term at an increase of 10%, and is of course very secure, and most importantly with a usage like this, includes contamination cleanup by the tenant at the end of the lease if necessary.

KEY LOCATION

This investment property has full exposure to Highway 97 and Main Street which is the primary entrance to the downtown area. Adjacent to the site is the A&W Restaurant with its drive through facility, and the site is next to the McDonalds Restaurant, Lordco Auto Parts and the BC Ambulance Service.

Directly behind the site to the west is the open format Gateway Square Shopping Centre which is anchored by Buy-Low Foods and Interior Savings, with other notable tenants including The Source and the Dollar Store. Across Main Street to the east is the Lakeview Plaza Shopping Centre and the Super 8 Motel.



THE SITE

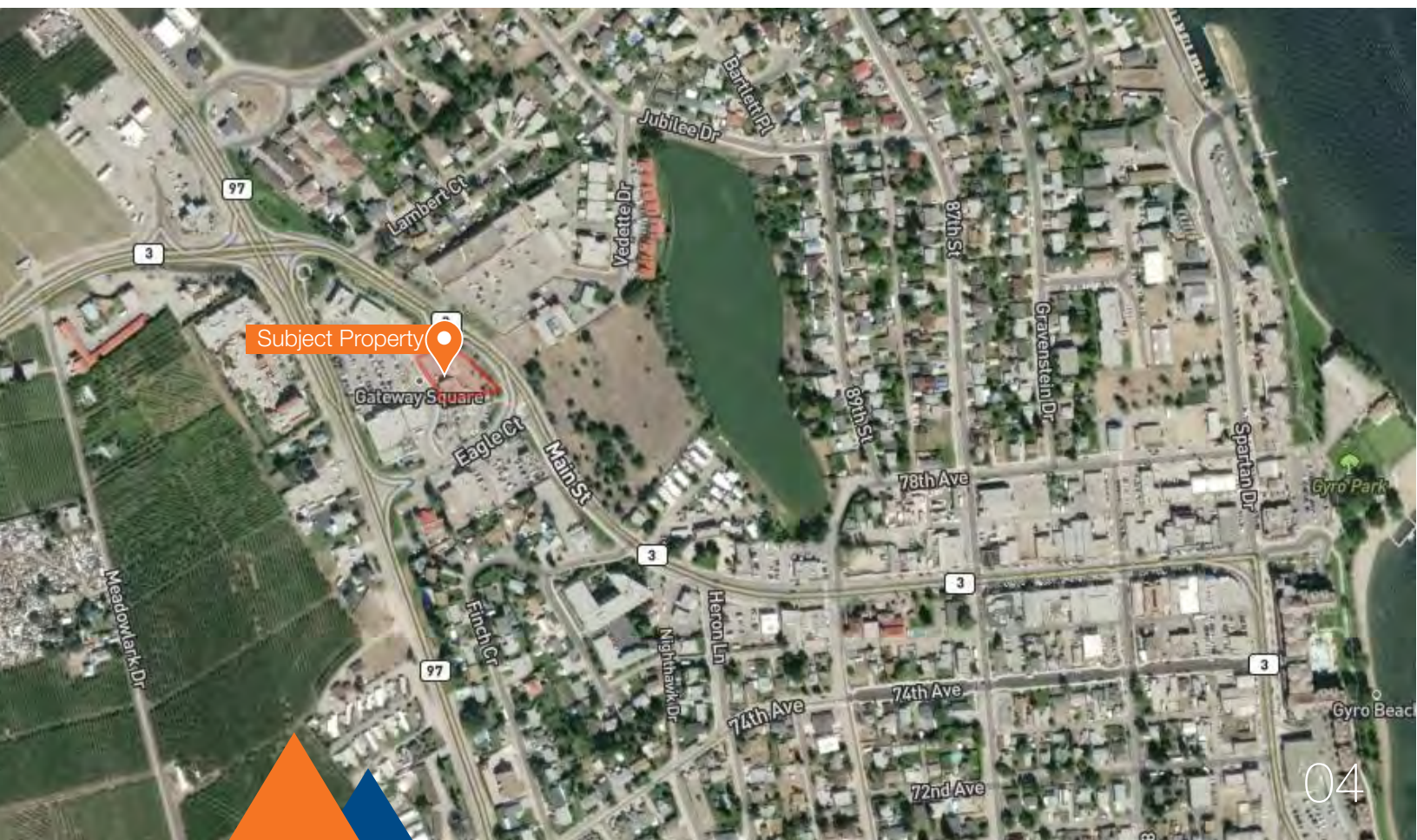
LOCATION

9131 MAIN STREET
OSOYOOS



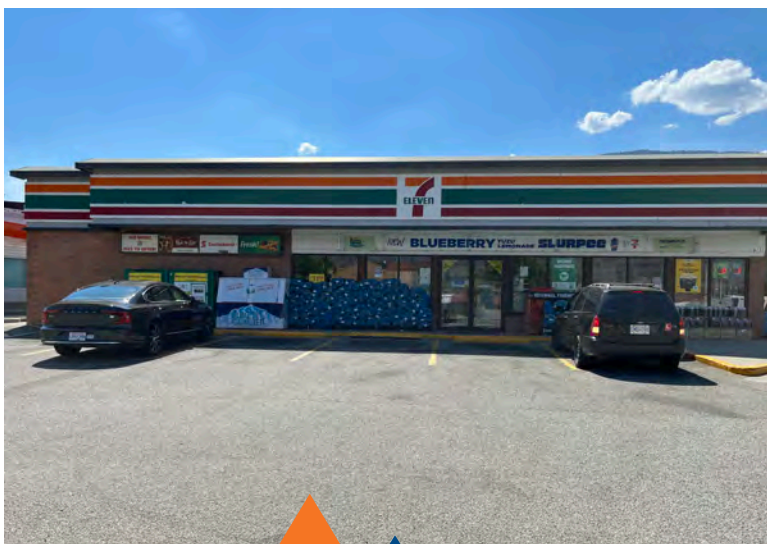
Osoyoos has been a resort town for generations. The Town is renowned for having the warmest lake in Canada along with its beautiful desert setting, arid climate, hot summers and relatively mild winters. Osoyoos has positioned itself as a popular vacation spot.

Tourism has become a key element of the local economy in its own right and in its role in attracting new investment into the community. While the industry has long been associated with family vacations at Lake Osoyoos, it is now increasingly recognized for its wine tourism and Aboriginal cultural tourism. The rapid growth in higher-end tourism real estate and the increase in real estate prices are evidence of the significant evolution that has been taking place in the area as a tourism and lifestyle destination and home to Canada's warmest welcome.



9131 MAIN STREET • OSOYOOS

PROPERTY SNAPSHOT



CANADA'S WARMEST WELCOME

OSOYOOS

OSOYOOS is advantageously located at one of the busiest Canada/US Border crossings and at the junction of two major transportation routes - Highway 97 and the Crowsnest Highway 3. Osoyoos is naturally poised as an economic hub for the South Okanagan region and as a gateway for traffic entering Canada or leaving for the United States.

Five hours from the port of Vancouver, and one or two hours from airports in Penticton and Kelowna, Osoyoos is strategically and internationally connected by land, air and sea.

Warmest lake in Canada

Desert Wine Country

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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

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