

# CORNER HIGHWAY RETAIL BUILDING FOR SALE:

## 4929 9<sup>th</sup> Avenue, Okanagan Falls, BC

*Located front and centre on the SE corner of Ninth Avenue and Highway 97S*



- High traffic and visible location! Highway 97 traffic slows here to turn South/East
- 3338 ft.<sup>2</sup>± on the main floor plus full unfinished basement
- 0.29ac± | 12,701 ft.<sup>2</sup>± generally flat site with exceptional parking
- Vendor will lease back ATM area for one year - otherwise assume vacant possession
- The building was constructed in 1991 and most of the main floor customer areas have 14± foot ceilings with ample windows | Commercial fibre is installed in the building
- Zoned C1 general commercial for a multitude of uses
- **Offered at \$1,075,000 | \$85/sf± (land area) | Under \$325/sf± main floor building**
- Asking price **INCLUDES SOME FURNITURE** and results in 5% CAP assuming an \$18/sf net average lease rate for main floor and with basement income as a bonus!



Peter Bouchard, B.Comm. (UREC)  
Peter@CorpAccord.com  
250.470.9551

Corporate Accord Realty Ltd.  
500 Sarsons Road,  
Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)

# Executive Summary

---

**OFFER PROCESS**

MLS# 10264695

Offers evaluated at time of arrival

Email offers to peter@corpaccord.com

**CIVIC ADDRESS**

4929 9th Avenue, Okanagan Falls, B.C.

**VENDOR**

Interior Savings Credit Union

**LEGAL DESCRIPTION & PID**

Lot 1, DL 374, Similkameen Division Yale District,  
Plan 43702 PID 016-417-127

**LOT SIZE**

0.29ac± | 12,701 ft.<sup>2</sup>±

**BUILDING DESCRIPTION**

The subject property is improved with a 3,338 sq. ft. one story building, with full basement, which was constructed in 1991. The building was purpose built for use as a financial institution. The main level includes: a customer area, most of which has 14' ceilings, four offices, two washrooms each with a shower, customer service area (behind the counter) a vault, and a staff room, all of which have 9' ceilings.

The basement is unfinished (a mix of unpainted taped drywall and concrete walls) and divided into three sections. The ceilings are approx. 7' high in the east two sections and approx. 6' in the west section. The HVAC and electric are in the basement. It is well suited for storage.

**CURRENT ZONING**

C1 (zoning bylaw 2800 – link below)

<https://www.rdos.bc.ca/assets/bylaws/planning/AreaX/2800-1.pdf>

**OFFICIAL COMMUNITY PLAN**

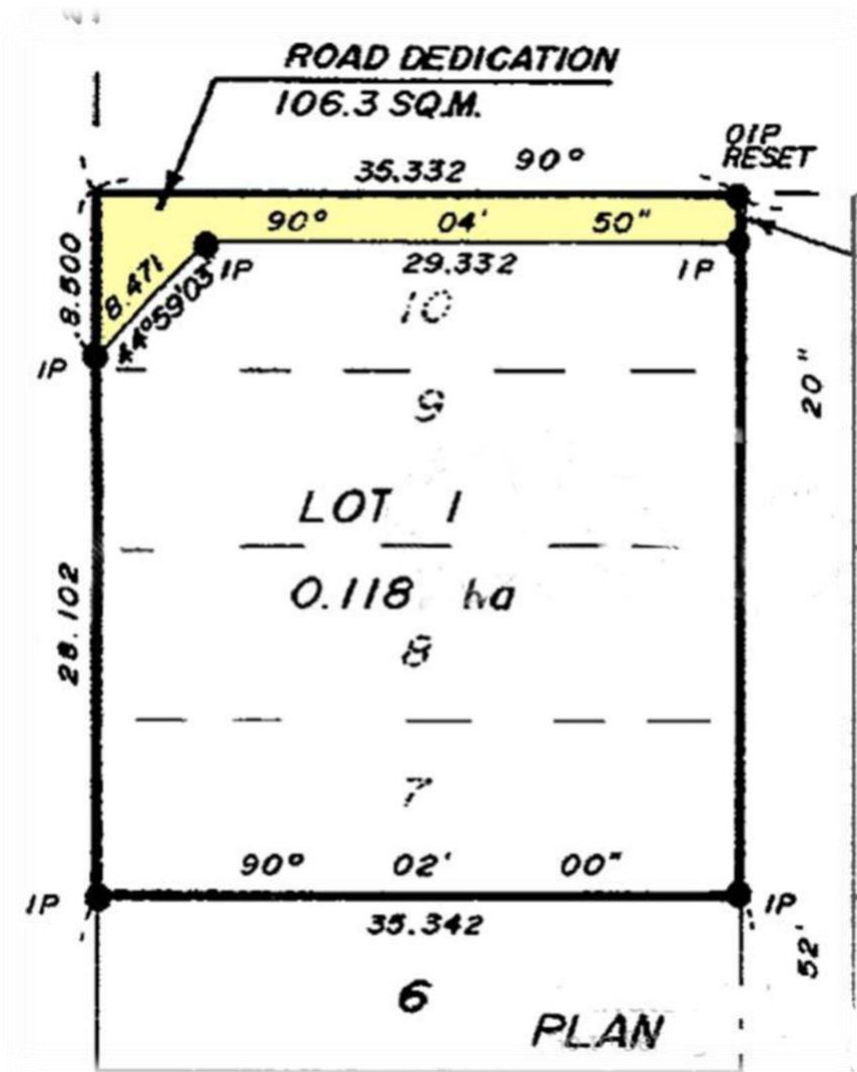
C - Commercial

**PROPERTY TAXES**

\$9672.15 (2021)

**Dimensions and Areas:** Dimensions are shown on the plan on the previous page. The site area is shown to be 0.118 ha (0.2915 ac. 12,701 sq. ft.) BCAA shows 0.293 ac. The size from the survey plan will be used. The road widening and corner cut were taken in 1990 are shown in yellow.

**Site Conditions:** The subject site is covered by the building and asphalt paved parking. There are some plantings along the west side of the building, and the sidewalk. There is no known soil load bearing qualities or other limiting factors that would adversely affect future development. It is noted that Skaha Lake is located about 400 m to the north and although the subject is clearly at a higher elevation than the lake, during times of flooding the ground in the area could get saturated, as is evidenced by the three sump pumps noted in the basement. The basement, however is dry and in good condition, with no evidence of any past water infiltration.



**Parking:** There are 22 onsite parking spaces, two of which, adjacent the main door, were noted to be designated as accessible.

# Site Services

---

The property is located in the small community of Okanagan Falls and for the most part services are under the control of the RDOS. General details of the services available are summarized as follows:

**Water:** A municipal water service through RDOS Area “D” is in place to the building. Details pertaining to the location of the service connection and main line capacity have not been investigated.

**Sewage Disposal:** Sanitary sewerage is shown to be provided to the subject by way of a 300 mm sewer main located on Main Street.

**Electricity:** Electrical service (apparently two services enter the building) is provided by way of overhead lines from utility poles; one on the north side of 9<sup>th</sup> Avenue and one from the west side of the lane to the east of the building.

**Natural Gas:** The building has a natural gas service connection.

**Telephone:** Telephone service is also provided by way of overhead lines.

**Street Improvements:** The road grades of Main Street and 9th Avenue are asphalt paved with sidewalks, curbs, (limited to Main Street and the west section of 9th Avenue at the subject site) and street lighting.

**Fire Service:** Fire protection service is provided by the Okanagan Falls Volunteer Fire Department.



# Construction Details

---

<b>Foundation:</b>	Poured concrete perimeter foundation/basement walls with concrete footings plus slab on grade floor. The west side of the basement floor is raised 1', likely to reduce the depth required for the foundation for some unknown reason.
<b>Roof:</b>	Mansard style roof with the flat top portion with tar and gravel cover and the slopping portions cedar shake cover. There is a skylight ceiling in the vestibule with the ATM.
<b>Exterior finish:</b>	The building is of brick clad, wood frame construction. The vertical surfaces above the aluminum soffit and surrounding the flat portion of the roof are covered with painted wood plank.
<b>Interior finish:</b>	Flooring is carpet tiles in the offices, the sitting area of the staff room, customer service area except for the area directly behind the service counter, which is sheet vinyl; ceramic tile in the customer area and vestibule; the washrooms, staff room by the kitchen area, stairs to the basement, and the area behind the customer service counter are sheet vinyl. Stairs are polished concrete with tile risers. Walls are painted drywall. Ceilings are light textured painted drywall; walls are painted drywall. Good quality wood cabinetry with laminate countertops in the service areas.
<b>HVAC:</b>	Two gas fired forced air furnaces with central air-conditioning connected to roof top condensers,
<b>Electrical:</b>	A 200 amp. breaker panel with two sub-panels. Good quality commercial lighting.
<b>Plumbing:</b>	Copper plumbing with plastic waste. There are two washrooms (one four piece with shower, urinal, toilet and sink and one three-piece with shower toilet and sink. A kitchen sink is located in the staff room. There are three sump pumps located in the basement.
<b>Site Improvements:</b>	Site improvements include asphalt parking, concrete sidewalks and landscaping/plantings along the west side of the building.

## Main Floor Plan:

---



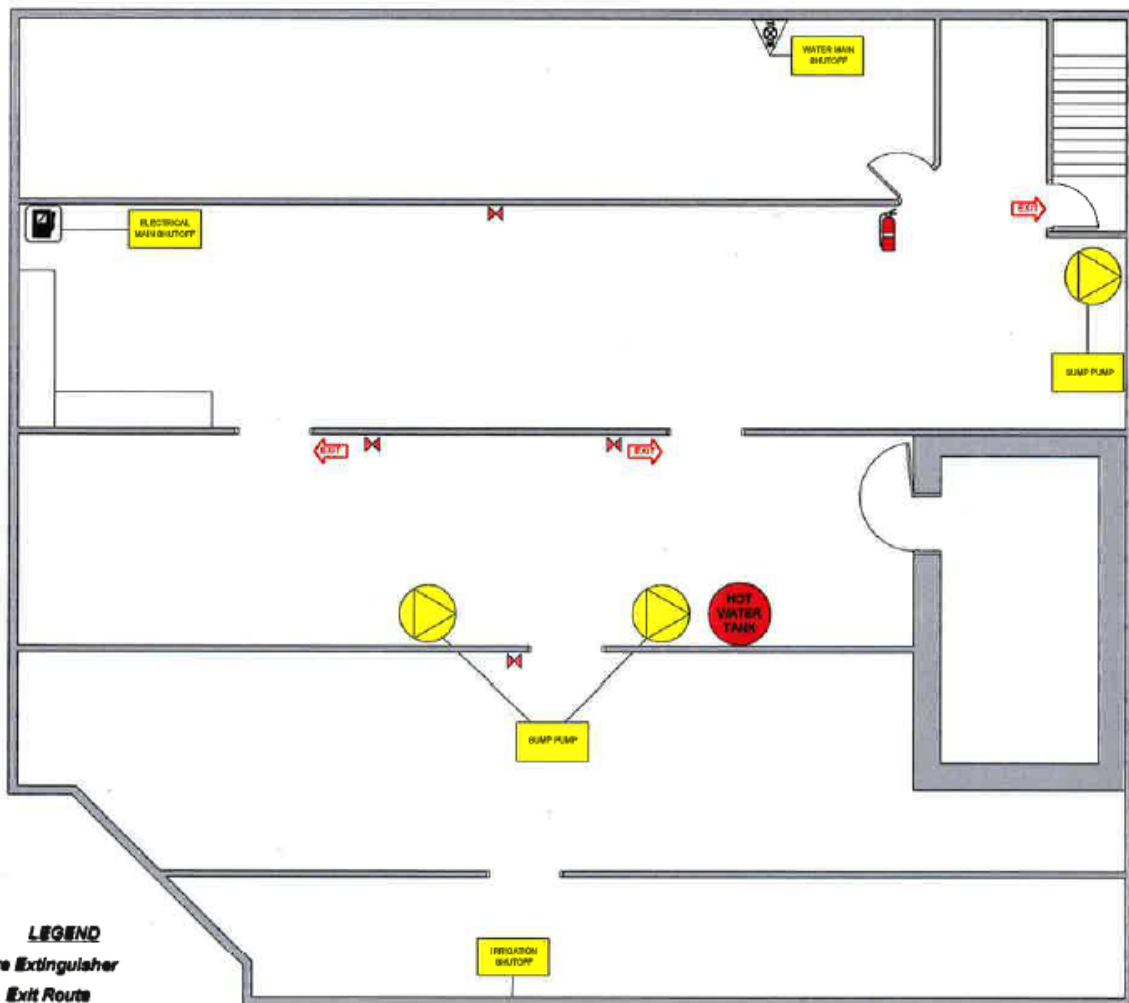
### OKANAGAN FALLS BRANCH MAIN FLOOR



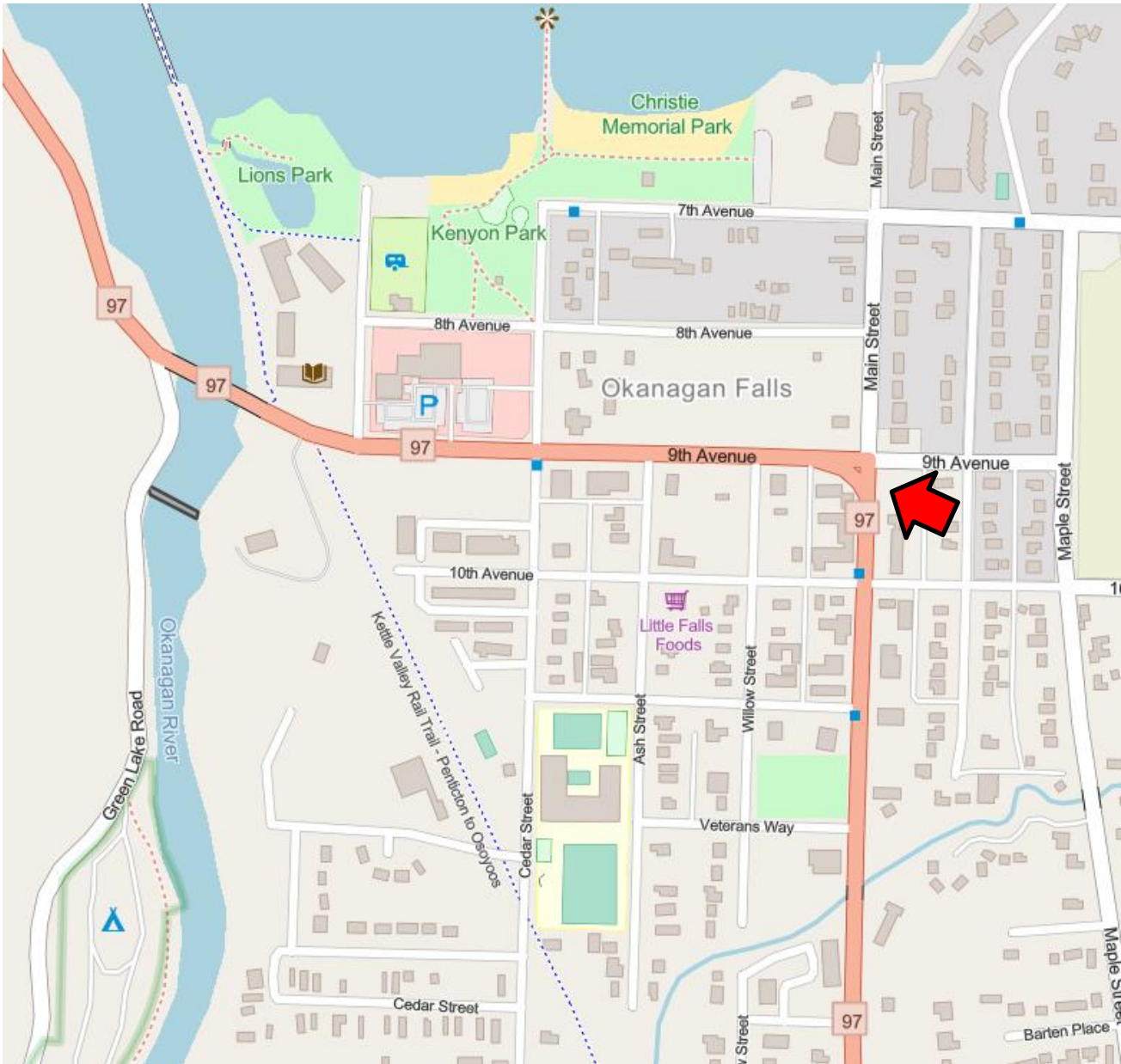
## Lower Floor Plan:

### Interior Savings

#### OKANAGAN FALLS BRANCH BASEMENT FLOOR PLAN



# Area Map





Site Aerial



# Photos

---



View of the front and side of the building from the northwest.



View of the rear of the subject property from southwest.



# Photos

---



View of the east side of the subject showing secondary customer entrance.



View of parking area.

# Photos

---



Main entry vestibule with metal and glass doors containing automated teller machine on left. Two offices at the northeast corner and east secondary entrance in the centre of the picture, customer service area on right. Note the open ceiling.



Customer service area behind the counter showing cabinetry which is considered as fixtures.



## Photos

---



Behind the counter area vault door and safety deposit box booth in back ground. Again cabinets and the ~160 sq. ft. main vault are fixtures. Smaller vaults and safety deposit boxes within main vault would likely be removed and not included.



West side of customer service area. Side reception area on left. Financial Planners office at rear. Reception desk and Financial planners secretary desk are considered furniture (chattels).

## Photos

---



Typical office. This one is at northeast corner.



Manager's office with window to customer service area.



## Photos

---



Typical washroom with shower. Ladies is the same layout, but without urinal.



Staff room seating area.

# Photos



Staff room kitchen area.



Central basement area. Concrete floor, taped and mudded drywall, approx. 7' ceilings.