

**813 WESTMINSTER AVENUE, PENTICTON**  
**HIGH TRAFFIC CORNER LOT LOCATION**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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For Lease

# 813 Westminster Avenue

High Value Traffic Signage Opportunities

The site offers 1,332 SQFT of open space and space for more than substantial parking allotment available.





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## Overview

Best suited for automotive services, this site provides an exceptional opportunity for a new or existing business to take advantage of high value traffic signage opportunities. The main entry has a modest reception area leading into +1300sf of open space complimented by 2 single overhead doors and 1 double overhead door. A utility room and washroom complete the unit. The exterior of the site allows for ample parking to accommodate automotive and related services; additionally, other service uses may be available upon review with the City of Penticton. Additional interior and exterior leasable storage space can be made available as well.



**Excellent Signage  
Opportunities**



**Ample Parking**



**Central Location**



**Highway Access**

W | W

**SIZE**

+/- 1,332 SQFT

**PARKING**

Substantial Parking Available

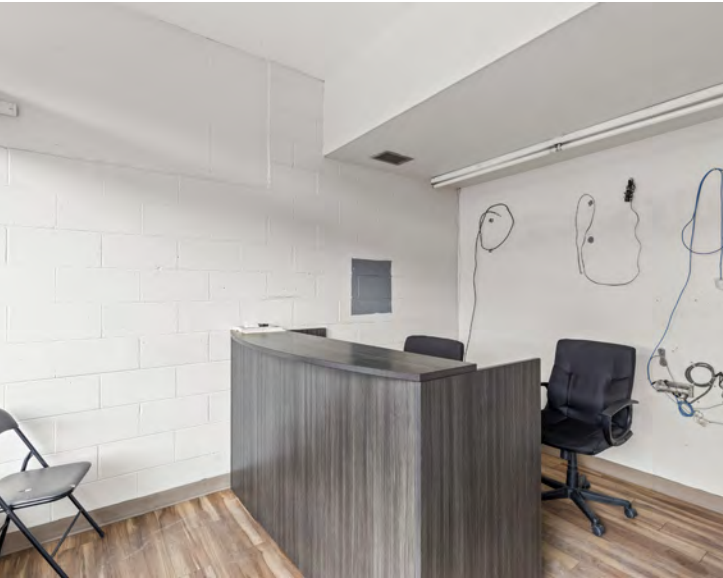
**MONTHLY RENT**

\$3,750.00 + GST



# Floorplan

813 Westminster Avenue



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Okanagan Lake

SUBJECT PROPERTY

VANCOUVER AVE

MAIN ST

WESTMINSTER AVE W

WADE AVE W

WINNIPEG ST

HWY 97

ECKHARDT AVE W

## Amenities

### Restaurants/Brew Pubs

BRODO Kitchen  
Pizzeria Tratto Napoletana  
The Black Antler  
The Cellar Wine Bar and Kitchen  
Salty's Beach House  
Loki's Garage  
Jeffer's Fryzz  
Yellow Dog Brewing  
Neighbourhood Brewing  
Cannery Brewing  
Highway 97 Brewing Company  
Slackwater Brewing  
The Dream Cafe  
Wayne & Freda

### Shops & Services

Freeride Boardshop  
SASS Boutique  
Something Pretty Boutique  
The Book Shop  
Valley First  
RBC Royal Bank  
Choripan Argentino  
Foodland Market  
SmartShopper Value Variety  
Convenience

### Beaches/Accommodations

Okanagan Lake Beach  
Marina Way Beach  
Okanagan Lake Park Dog Beach  
Penticton Lakeside Resort &  
Conference Centre  
Penticton Slumber Lodge Motel  
Kettle Valley Beach Resort  
Days Inn by Wyndham Penticton  
Conference Centre  
Sandman Hotel Penticton  
Fairfield Inn & Suites by Marriott  
Penticton  
Ramada by Wyndham Penticton  
Hotel & Suites

# Penticton Demographics



**Population Growth**  
9.3% (2021)



**Avg. Household Income**  
\$68,000



**Walk & Bike Score**  
75



## Driving Distances

<b>Downtown Penticton</b> 5 Min Drive	<b>Kelowna</b> 45 Min Drive
<b>Penticton Airport</b> 10 Min Drive	<b>Osoyoos</b> 50 Min Drive

# Location

## Easy Access to Downtown Penticton

The Westminster Avenue corridor of Penticton is experiencing considerable residential and commercial redevelopment. In addition to being the primary transit and roadway in the north end of Penticton, Westminster Avenue provides some of the best unobstructed signage opportunities in the city. 5 minutes from

downtown Penticton, 10 minutes from Penticton Airport and 45 minutes to Kelowna.

Primary Transit route - existing cycling paths nearby - proposed separated cycling and walking routes adjacent to premises.

**DOWNTOWN PENTICTON**

**WESTMINSTER AVE**

**POWER ST**

## FOR MORE INFORMATION CONTACT

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