



MOUNTAINVIEW PLAZA  
3640 GOSSETT ROAD  
WESTBANK, BC

# FOR SALE

## DRIVE-THRU BMO ANCHORED STRIP MALL





## THE OFFERING

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Cushman & Wakefield ULC is pleased to present an opportunity to acquire a well-anchored, multi-tenant retail investment property in the heart of West Kelowna, just off the busy Highway 97.

Located at 3640 Gossett Road, this 17,398-sf building is situated within a well-established retail node and offers a compelling combination of stable in-place income and upside potential.

Located on First Nations land and held under a 99-year ground lease expiring July 31, 2092, the asset delivers long-term security in a market characterized by limited supply of quality retail space. Opportunities to acquire Retail properties in West Kelowna are increasingly scarce, making this an attractive offering for investors seeking stable cash flow with growth potential.

## INVESTMENT HIGHLIGHTS

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- **Strong Anchor Tenant:** Anchored by Bank of Montreal, a national company, and an original tenant since 1995.
- **Stable Cash Flow:** Multi-tenant building with a diverse and stable tenant base.
- **Strategic Location:** Prominent exposure on Gossett Rd, just off Highway 97, the area's main throughfare and retail corridor.
- **Robust Market Fundamentals:** High demand and low vacancy for retail space in West Kelowna.

# PROPERTY SUMMARY

|                                 |   |
|---------------------------------|---|
| <b>PIDs</b>                     | 902-006-184   |
| <b>Legal Description</b>        | LOT 15-5-1, PLAN CLSR75650, OSOYOOS DIV OF YALE LAND DISTRICT         |
| <b>Zoning</b>                   | RC - Retail Commercial pursuant to Westbank First Nation Land Use Law |
| <b>Leasehold Remaining Term</b> | 66 years  |
| <b>Site Size</b>                | 1.81 Acres  |
| <b>Year Built</b>               | 1995  |
| <b>Leasable Area</b>            | 17,398 SF   |
| <b>Occupancy</b>                | 89% occupied  |
| <b>WALT</b>                     | 3.46 years  |
| <b>Adjusted NOI</b>             | \$386,464*  |
| <b>Cap Rate</b>                 | 5%  |
| <b>Asking Price</b>             | \$7,850,000   |

\*Data Room is available upon receiving a signed Confidentiality Agreement.

# DEMOGRAPHICS

|                            | 1KM      | 3KM       | 5km       |
|----------------------------|----------|-----------|-----------|
| Population                 | 6,969    | 27,886    | 40,896    |
| Median Age                 | 46.2     | 46.8      | 46.1      |
| Average Household Income   | \$94,290 | \$125,485 | \$134,586 |
| Labour Force Participation | 50.4%    | 56.7%     | 57.9%     |



**78**  
WALK SCORE  
VERY WALKABLE



**50**  
BIKE SCORE  
BIKEABLE



**9,025**  
VEHICLES  
PER DAY

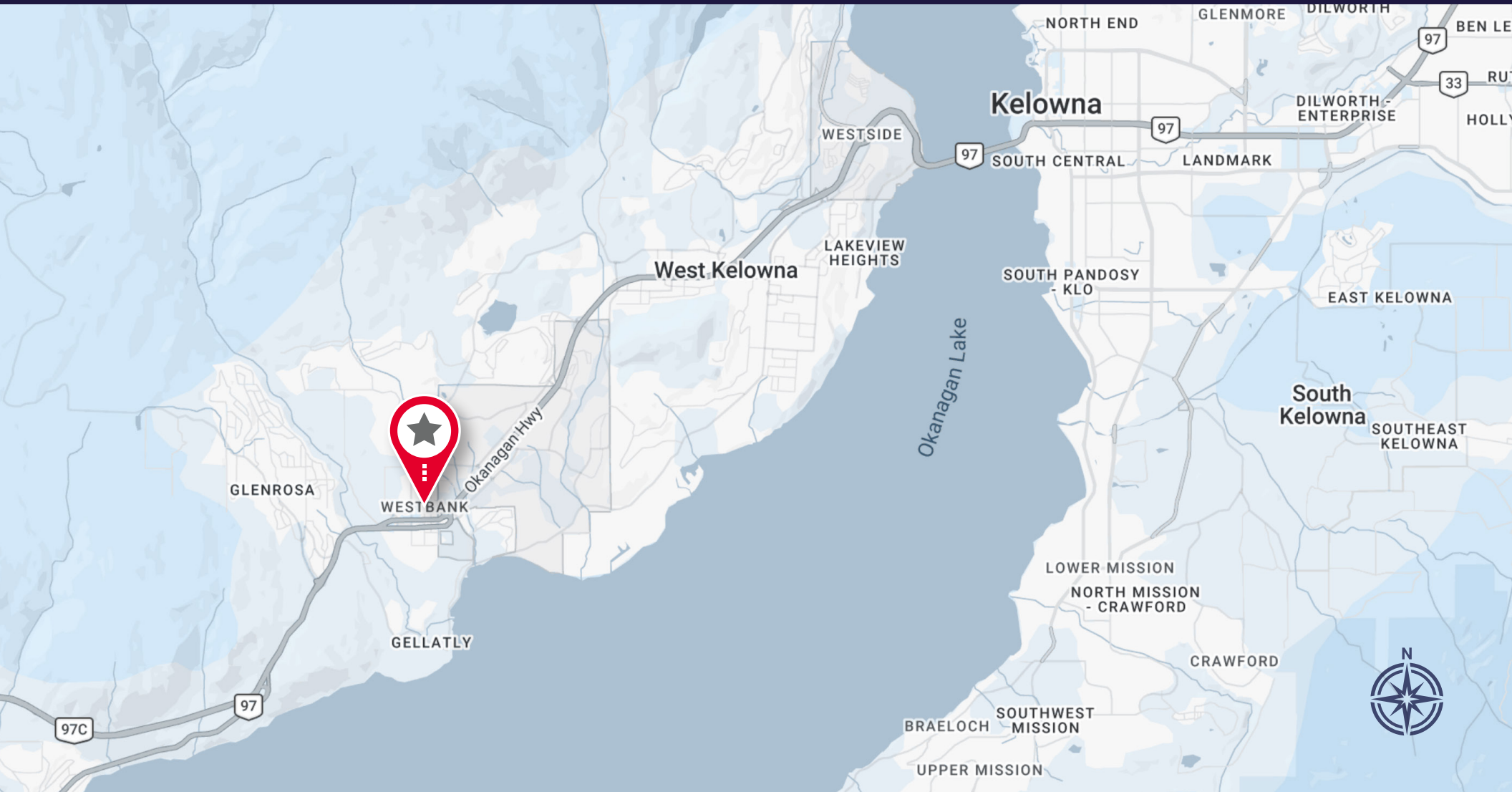




# LOCATION OVERVIEW

Situated in the heart of West Kelowna, just off Highway 97, the property benefits from excellent visibility and connectivity in a high growth trade area. Highway 97 is the region's main connecting highway and West Kelowna's primary retail corridor. The property is adjacent to an RBC branch and the Westbank Shopping Centre which features prominent national and regional retailers such as Dollarama, TD Bank and City Furniture & Appliances.

West Kelowna is one of Canada's fastest growing communities given the rise in tourism and outdoor recreation. The area is surrounded by single-family homes, new multi-family developments, and golf courses and wineries which contribute to a stable and highly desirable community.





## Contact

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