

FOR SALE

Okanagan Falls Hotel Bar & Grill

1045 Highway 97,
Okanagan Falls

Centrally located mixed-use
hospitality property in the
heart of Okanagan Falls



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WAKEFIELD**


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THE OPPORTUNITY

Cushman & Wakefield and Venture Commercial are pleased to present an opportunity to acquire Okanagan Falls Hotel Bar & Grill, a fully leased hospitality property in the heart of Okanagan Falls.

This established 18-room hotel and restaurant has been a fixture in the community for years and offers immediate income with a proven hospitality platform. Situated on a 0.589-acre parcel the property has outstanding frontage on Highway 97 in the commercial core of the community.

The hotel rooms have been recently renovated with updated furnishings, enhancing the property's appeal and long-term value.

PROPERTY OVERVIEW

Address	1045 Highway 97
PID	025-677-713
Legal Description	Parcel A (KV78711) District Lot 374 Similkameen Division Yale District Plan 3787
Land Size	0.589 acres
Number of Suites	18
Year Built	1947 (renovated in 2024)
Zoning	CT1 - Tourist Commercial Zone
OCP	TC - Town Centre (Designates properties for future pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial, and medium & high-density residential uses)
Lease Expiry	March 31, 2029
NOI	Contact Listing Agents
Sale Price	\$3,080,000

INVESTMENT HIGHLIGHTS



Prime Location

Located in the centre of town, along Main Street / Highway 97



Repositioning and Redevelopment Potential

Opportunity to enhance, reposition, or redevelop within a growing South Okanagan market.



Immediate Income Opportunity

Currently leased to a hospitality operator, providing in-place income with future flexibility.



Well-Appointed Accommodations

Property is well-maintained with recently renovated rooms and updated furniture.



Growth and Tourism Area

Okanagan Falls is a fast-growing community with residents and visitors drawn by its recreational-oriented lifestyle and strategic location between Penticton and Osoyoos.



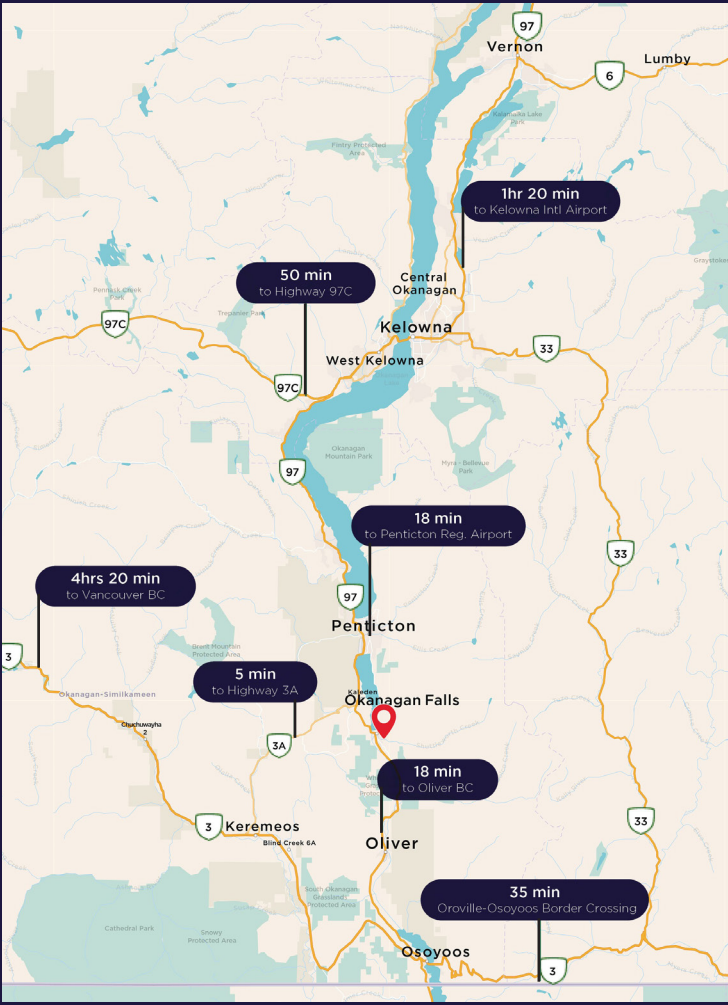
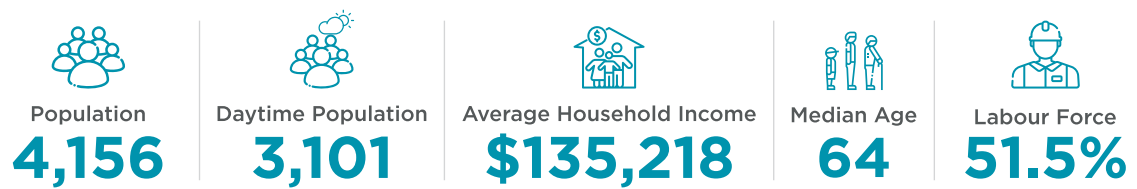
LOCATION OVERVIEW

Situated in the heart of the South Okanagan, Okanagan Falls is a vibrant lakeside community renowned for its beaches, wineries, outdoor recreation, and year-round tourism appeal. Recently incorporated as an independent municipality, the community is entering a new phase of growth supported by enhanced local governance, infrastructure investment, and long-term economic development.

Strategically positioned along the Highway 97 corridor between Penticton and Osoyoos, and within an hour of Kelowna, Okanagan Falls offers convenient access to regional amenities, major transportation routes, and two commercial airports. The area's desirable lifestyle, expanding tourism sector, and proximity to renowned wineries, cycling routes, hiking trails, and water recreation continue to attract both visitors and permanent residents.

Ideally located on Highway 97 in center of the community, Okanagan Falls Hotel Bar & Grill occupies one of the community's most sought-after hospitality locations. The property's exceptional visibility and connectivity, combined with the area's growing popularity and long-term development outlook, positions it to benefit from continued tourism demand and future investment in the South Okanagan.

DEMOGRAPHICS



FOR SALE

Okanagan Falls Hotel Bar & Grill

1045 Highway 97
Okanagan Falls

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