



FOR SALE

Holiday Beach Resort Motel

5133 7th Avenue, Okanagan Falls

A High-Quality Hospitality Asset Featuring Established Operations and Strategic Redevelopment Potential



**CUSHMAN &
WAKEFIELD**



**VENTURE
COMMERCIAL**

THE OPPORTUNITY

Cushman & Wakefield and Venture Commercial are pleased to present Holiday Beach Resort Motel, an exceptional hospitality investment and redevelopment opportunity in the heart of the South Okanagan.

Ideally situated across from the sandy shores of Skaha Lake, the property is a well-maintained beachfront motel featuring 24 guest suites, most equipped with private ensuites and kitchenettes, making it an attractive destination for both short-term and extended-stay visitors.

The property also includes an on-site caretaker residence, providing added convenience for owners and operators. Situated on a generous 1.32-acre site, the asset offers significant redevelopment potential, with excess land along the southern portion of the property that may accommodate additional density, subject to municipal approvals.

Currently leased to an experienced hospitality operator, the property provides immediate income while offering investors the flexibility to capitalize on its long-term value and redevelopment potential.



PROPERTY OVERVIEW

Address	5133 7th Avenue. Okanagan Falls
PID	031-338-925
Legal Description	Lot 1 District Lot 337 Similkameen Division Yale District Plan EPP108375
Land Size	1.32 acres
Number of Suites	24
Year Built	1967
Zoning	OFTC - Okanagan Falls Town Centre 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	May 2029 with no renewal option
NOI	Contact Listing Agents
Sale Price	\$3,520,000

INVESTMENT HIGHLIGHTS



Established Hospitality Asset

Well-maintained motel featuring 24 guest suites catering to both short-term vacationers and extended-stay guests.



On-Site Caretaker Residence

Dedicated caretaker residence enhances operational efficiency and owner convenience.



Immediate Income Opportunity

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



Redevelopment & Densification Potential

Situated on a 1.32-acre site with excess land offering the potential to increase density or reposition the property, subject to municipal approvals.



Well-Appointed Accommodations

Most guest suites are equipped with private ensuites and kitchenettes, offering comfortable accommodation for a broad range of visitors.



Beach front location

Located directly across from Christie Memorial Park and just steps from the shores of Skaha Lake

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 directly across from Christie Memorial Park and just steps from the sandy shores of Skaha Lake, Holiday Beach Resort Motel occupies one of the community's most sought-after hospitality locations. The property's exceptional waterfront setting, 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



Population

4,298



Daytime Population

3,192



Average Household Income

\$135,924



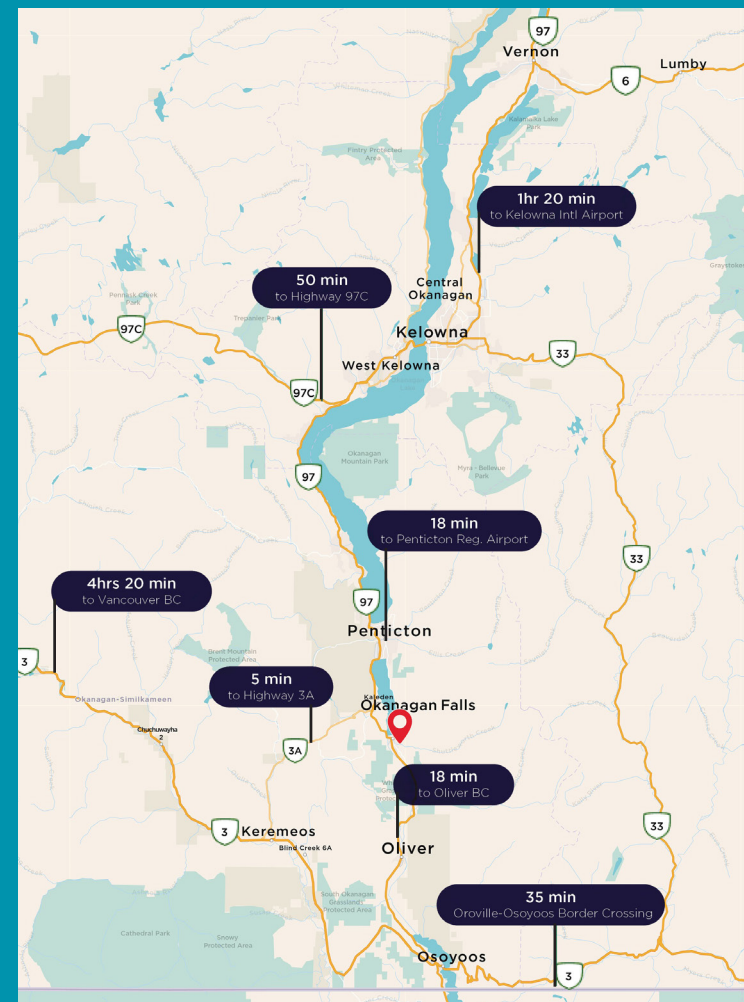
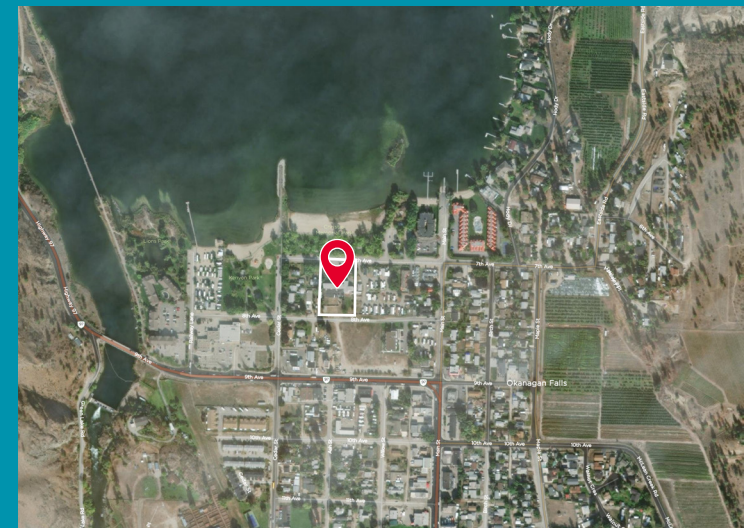
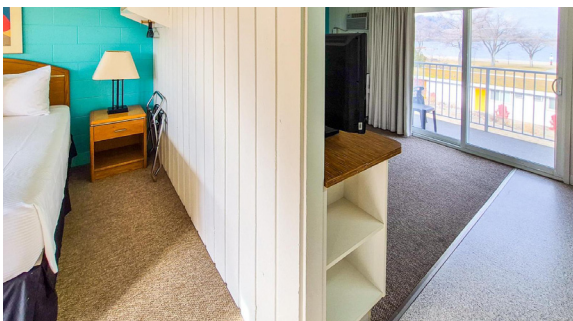
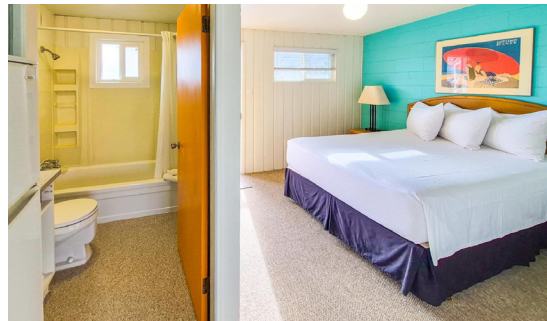
Median Age

64



Labour Force

51.5%



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