PRICE REDUCTION

MOUNTAINVIEW PLAZA
3640 GOSSETT ROAD
WESTBANK, BC

# FOR SALE

## BMO ANCHORED STRIP MALL




CUSHMAN & WAKEFIELD







# THE OFFERING

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

- **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.
- **Site Coverage**: The low site coverage of 22.4% provides for an abundance of additional parking aiding in Tenant retention.

# PROPERTY SUMMARY

| | |
|---|---|
| **PIDs** | 902-006-184 |
| **Legal Description** | LOT 15-5-1, PLAN CLSR75650, OSOYOOS DIV OF YALE LAND DISTRICT |
| **Zoning** | RC – Retail Commercial pursuant to Westbank First Nation Land Use Law |
| **Leasehold Remaining Term** | 66 years |
| **Site Size** | 1.81 Acres |
| **Site Coverage** | 22% |
| **Year Built** | 1995 |
| **Leasable Area** | 17,398 SF |
| **Occupancy** | 89% occupied |
| **WALT** | 3.46 years |
| **Adjusted NOI** | $386,464* |
| **Cap Rate** | ~~5%~~ New Cap Rate 5.41% |
| **Asking Price** | ~~$7,850,000~~ New Price $7,150,000 |

** Includes a speculative lease of the vacant unit.*

# 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 | 93.1% | 94.1% | 94.2% |

**78**
WALK SCORE
*VERY WALKABLE*

**50**
BIKE SCORE
*BIKEABLE*

**9,025**
VEHICLES PER DAY












il Mercato
SOCIAL KITCHEN
BMO

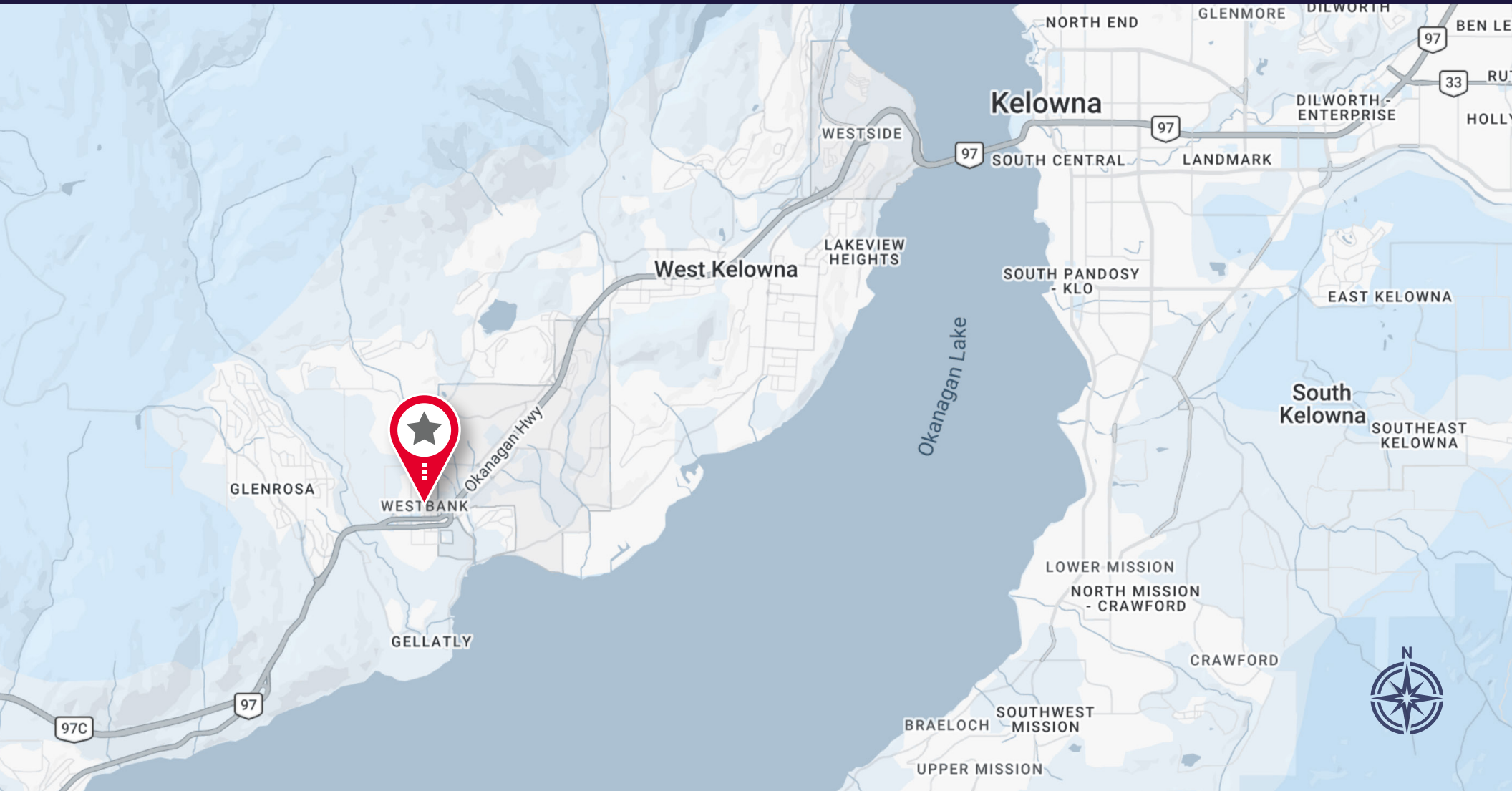

urray's Pizza
LD
NAILS & SPA
778-754-7488



# 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

**BURTON VAN ALSTINE**
Personal Real Estate Corporation
Senior Vice President
Direct: +1 604 640 5804
Mobile: +1 604 880 4222
burton.vanalstine@ca.cushwake.com

Cushman & Wakefield
700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1 | +1 604 683 3111
**cushmanwakefield.com**

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-205544_v6