



FOR SALE

22 Unit Multifamily Investment Opportunity

OLIVER PLACE MANOR

FULLY RENTED

5895 Main Street | Oliver Place Manor
Oliver, BC

CONTACT

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COLLIERS INTERNATIONAL

546 Leon Avenue, Suite 304
Kelowna, BC V1Y 6J6

www.collierscanada.com/kelowna



Property Summary

Municipal Address

5895 Main Street, Oliver, BC

Legal Description

Lot 2, District Lot 2450S SDYD Plan 3004

PID

007-528-019

Lot Size

0.50 acres (approximately) – 113 Main Street frontage by 194 feet depth fronting Similkameen Avenue

Zoning

RM2 – Integrated Housing

Suite Mix

Type	# of Units
One Bedroom	18
Two Bedroom	4
Total	22

Parking

33 surface parking stalls

Property Taxes (2018)

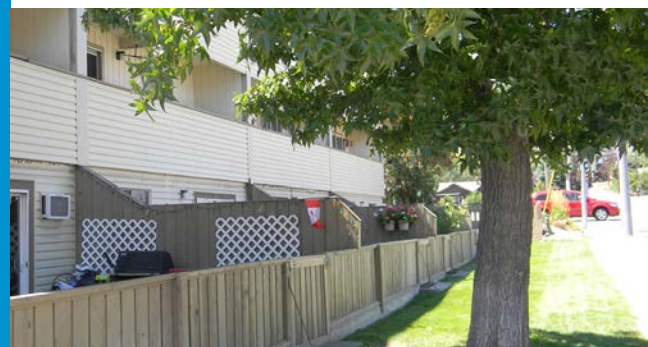
\$12,835.86

List Price

\$2,350,000

The Opportunity

Colliers International is pleased to present an opportunity to acquire a 22 suite rental apartment building in the Town of Oliver where demand for rental housing is at a premium. New roof as of 2018, with a new boiler on the way to be installed 2019. This fully rented multi-family asset is within easy walking distance to many amenities including shopping centres, restaurants, financial institutions and local businesses, and is surrounded by world renowned wineries.



LOCATION

Oliver Place Manor is ideally situated centrally in the town of Oliver, the property is adjacent to the Oliver Plaza Mall and is within close proximity to shopping, restaurants and businesses. Today the Town of Oliver has a population of just over 4,900 with a further 4,500 people in the surrounding area that comprise Oliver's trade area. It is a vibrant close knit community built around the fruit industry and burgeoning wine industry. The town has a main commercial area, two shopping centres, hospital, secondary school and an elementary school. Recently built in 2018, the Okanagan Correctional Centre supports the local community as it has created over 250 full time jobs.

Oliver is easily accessible from numerous major urban centres. To the north Penticton is 40 minutes away and Kelowna is 90 minutes. By highway, the Town of Oliver is only 4.5 hours from Vancouver, just over 5 hours from Seattle and only 8 hours from Calgary.





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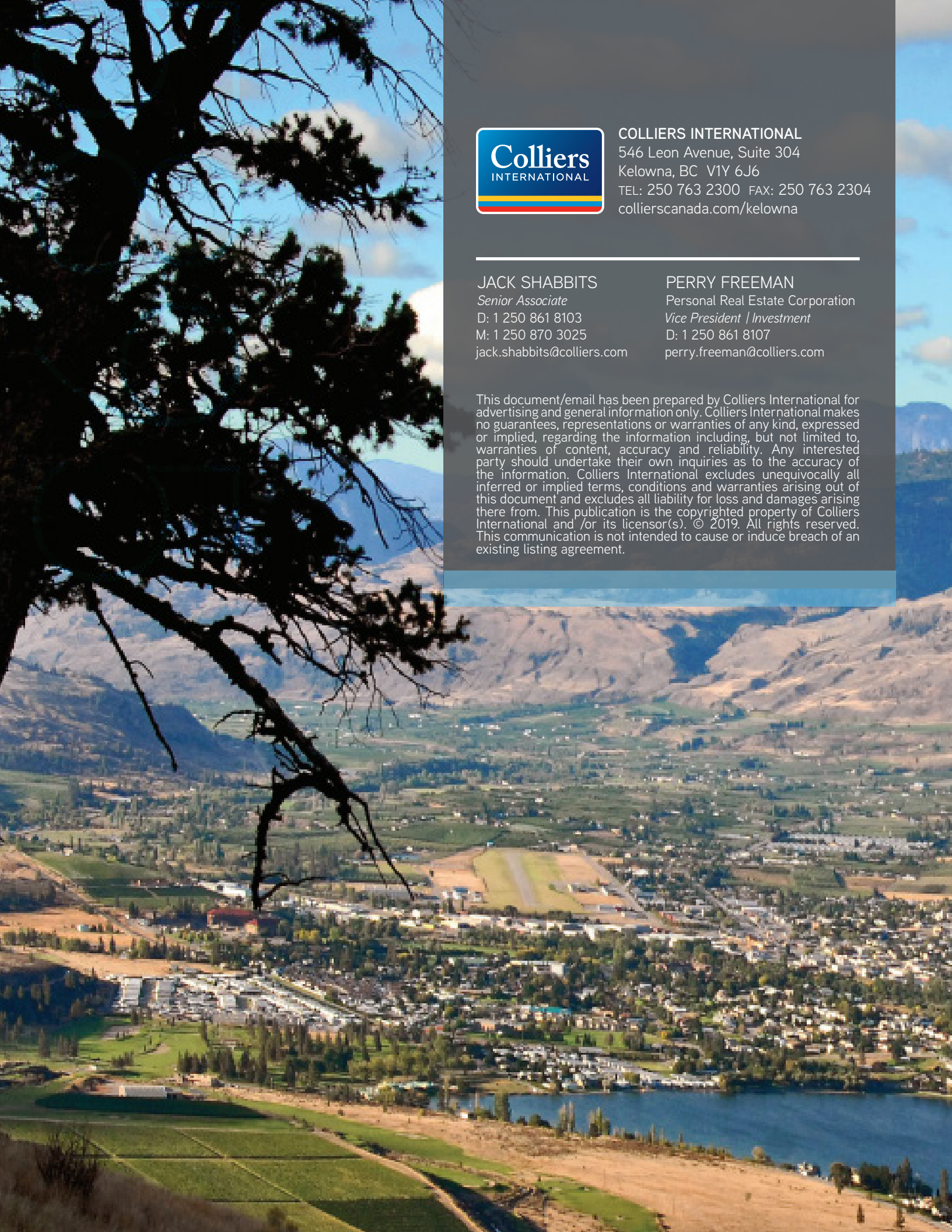
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NON-DISCLOSURE AGREEMENT

RE:	5895 Main Street, Oliver B.C. V0H 1T9
Legal Description:	Lot 2 District Lot 2450S Similkameen Division Yale District Plan 3004
PID:	007-528-019

Collectively referred to as the Property (the “Property”)

The Owner of the above mentioned property has engaged Colliers Macaulay Nicolls Inc., dba: Colliers International (the “Broker”) as the designated broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a principal and acknowledge that this is an exclusive listing with Colliers International.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to conduct your own due diligence investigations and retain your own professional advisors to assist you where necessary. Any Confidential Material provided here-under is for information purposes only to assist prospective purchasers with their due diligence investigations. Any Confidential Material is not a technical report compiled by any engineer or environmental professional. The Owner is selling the Property on an as is, where is basis and the Owner’s Schedule “A” must form part of any contract of purchase and sale.
4. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
5. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owner’s request.

6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your Agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 2019.

Per: _____
Buyer's Signature _____ Buyer's Company Name _____

_____ Buyer's Name (please print) _____ Buyer's Company Address _____

_____ Title _____ Email Address _____

_____ Phone Number _____ Fax Number _____

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 2019.

Per: _____
Buyer Agent's Signature _____ Buyer Agency Name _____

_____ Buyer Agent's Name (please print) _____ Buyer Agency Address _____

_____ Title _____ Email Address _____

_____ Phone Number _____ Fax Number _____

Once completed in full, please email either: jack.shabbits@colliers.com or perry.freeman@colliers.com or fax to: 250 763 2304.

NDA: 5895 Main Street, Oliver B.C.