

For Sale

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

IPA INSTITUTIONAL
PROPERTY
ADVISORS
A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE

Winton Terrace Apartments

797 Winnipeg Street, Penticton, BC

Professionally managed, 26-unit apartment building located in the heart of Penticton, within close proximity to the downtown core, Okanagan Lake, and major amenities. With major cap ex work completed and clear pride of ownership, the property offers stable and secure cashflow with strong value add potential.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Winton Terrace, a well-maintained and beautifully located, 26-unit apartment building in the heart of Penticton.

Situated on a 19,000 sf lot, the property benefits from its close proximity to downtown, Okanagan Lake, Okanagan College, and several major thoroughfares. This central location continues to experience consistent rental demand supported by population growth, constrained housing supply, and limited new purpose-built rental construction in the immediate area.

The property has been professionally managed, with a majority of the major cap ex work completed and limited deferred maintenance. Tenant amenities include AC units in every suite, full size storage lockers, security system throughout the building, elevator service and a new laundry card reload kiosk in the shared laundry rooms. With approximately half of the units having been updated and/or fully renovated, the property offers attractive future upside upon tenant turnover while also providing strong in-place revenue.

A comprehensive data room is available including a building condition report, environmental report, property photos, and financial and operational documents. Winton Terrace is held in a bare trust presenting significant tax savings to a purchaser and offers an assumable CMHC mortgage maturing June 1 2027 at an interest rate of 2.44%.



Salient Details

Address

797 Winnipeg Street
Penticton, BC

PID

007-528-019

Year Built

1967

Lot Size

18,992 sf

Net Rentable

18,800 sf

26 Units

1-Bachelor, 10-1 Bedroom,
15-2 Bedroom

Construction

3 Storey Wood-Frame

Zoning

RM3 - Medium Density Multiple
Housing

Laundry

Card Operated Washer & Dryer

Net Income

\$247,787

List Price

Contact Listing Agent

Offering Process

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

[CA & Data Room](#)

Investment Highlights



Attractive Suite Mix

Attractive suite mix of majority two-bedroom units, with spacious suite layouts, and large balconies for every unit. With approximately half of the units having been renovated, the property offers both reliable in-place income and long-term upside potential.



Prime Location

The property is centrally located Just minutes from Okanagan Lake Beach, downtown Penticton, and Penticton Plaza Mall. This prime location combines residential tranquility with urban convenience.



Share Sale & Assumable Financing

Prospective investors will benefit from the Property's short term, assumable low-interest CMHC financing, as well as the option for a share sale, making this an attractive positive leverage investment.

Recent Capital Expenditures:

- Torch on Roof - 2013
- Two High Efficiency Boilers - 2016
- Hot Water Tank - 2016
- Windows and Patio Doors - 2015/2016
- New balconies / patios
- New Intercom System - 2025



Amenities

● Cafes/Bakeries

1. Wayne & Freda
2. Blenz Coffee
3. Starbucks
4. COBS Bread
5. Tim Hortons
6. Petrasek Artisan Bakery
7. Caf  al Social 
8. The Bench Market

● Recreation

1. Okanagan Lake Beach
2. Penticton Community Centre
3. Penticton Farmers' Market
4. South Okanagan Events Centre
5. Penticton Golf & Country Club

● Shopping

1. IGA
2. Canadian Tire
3. Safeway
4. Martin Street Liquor Merchants
5. BC Liquor
6. La Cucina European Market
7. Il Vecchio Delicatessen
8. Quality Greens Farm Market

H Penticton Regional Hospital

  Queen's Park Elementary

● Dining/Entertainment

1. Brodo Kitchen
2. Lachi
3. Theo's Restaurant
4. Cannery Brewing
5. Landmark Cinemas
6. Neighbourhood Brewing
7. Pizzeria Tratto Napoletana
8. The Prague Caf 

WALK SCORE

Very Walkable

83 





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