



206 & 214 Bridge St
Princeton B.C.

Lee Mowry
REAL ESTATE

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LISTING DETAILS



Situated on 0.58 acres in the heart of downtown Princeton B.C. This property offers an exceptional combination of stable in-place cash flow and development potential in a high traffic location. Featuring a 15,000 square foot single-level building situated on 0.58 acres in the heart of downtown Princeton, BC. The property is fully leased to a diverse mix of long-term, established tenants, providing investors with immediate and reliable income. Notable occupants include Home Hardware, Century 21, the Red Cross, Eastlink, and other professional and service-based businesses, creating a strong and resilient tenant profile anchored by recognizable national and regional brands.

Zoned C2 Commercial, the property allows for a wide range of permitted uses including office, retail, professional services, residential and more, offering long-term flexibility and future upside. Rear parking enhances accessibility for tenants and customers, while the central downtown location supports consistent demand and visibility. With stable cash flow, long term tenants and the perfect location for future development, this asset presents an excellent opportunity for investors seeking a secure, income-producing commercial property in a growing community.

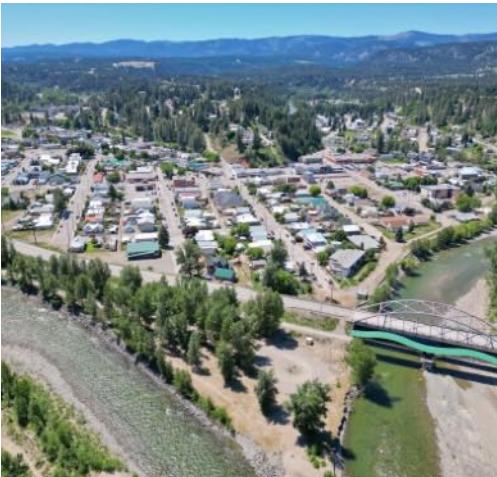
Property Details



| | |
|-------------------------|--|
| Address | 206 Bridge Street 214 Bridge Street |
| Zoning | C2 Commercial |
| OCP | Central Business |
| Building Size | 14,476 SF |
| Year Built | 1907 (wood frame) 1976 (concrete block) |
| Lot Size | 25,127 SF 0.58 acres |
| PID | 029-288-517, 012-777-374 012-767-212, 012-767-271 |
| Assessment Value | \$1,800,000 (2026) |



PHOTOS



Development Potential



Centrally located downtown Princeton, This property presents a compelling opportunity for developers seeking both immediate income and future redevelopment potential. The site features .58 acre of prime land with C2 zoning, that's well suited for a multi-storey condo project in a high demand downtown location. Currently fully leased to multiple long-term tenants, the property generates solid holding income while development plans are explored. This is an ideal acquisition for a developer looking to secure a prime commercial site with stable cash flow today and significant upside through future redevelopment in one of Princeton's most strategic downtown corridors.

* The town of Princeton is open to meeting with qualified buyers to provide feed-back on concept designs and supportable density that would be over and above the current prescribed zoning bylaw.

C2 Zoning Details

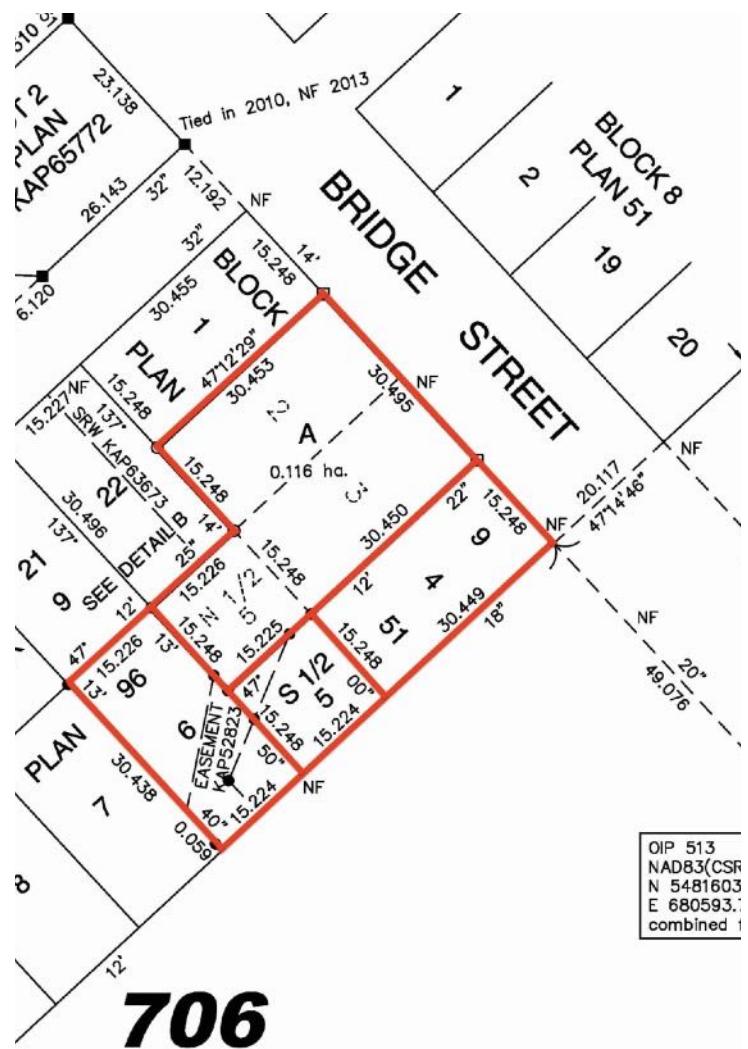


Summary:

To serve as the town centre of Princeton, providing a location for restaurants, offices, retail, entertainment, government, cultural, residential and other uses.

| | |
|---------------------------------------|----------|
| Minimum Parcel Size | 2,150 SF |
| Maximum Parcel Coverage | 100% |
| Minimum Building Setback from: | |
| - Front Parcel Line | 0 ft |
| - Interior Side Parcel Line | 0 ft |
| - Exterior Side Parcel Line | 0 ft |
| - Rear Parcel Line | 0 ft |
| - Rear Line without lane | 20 ft |
| Maximum Height of Building | 34 ft |

* Other regulations may also apply. Consult with the municipality for further requirements.

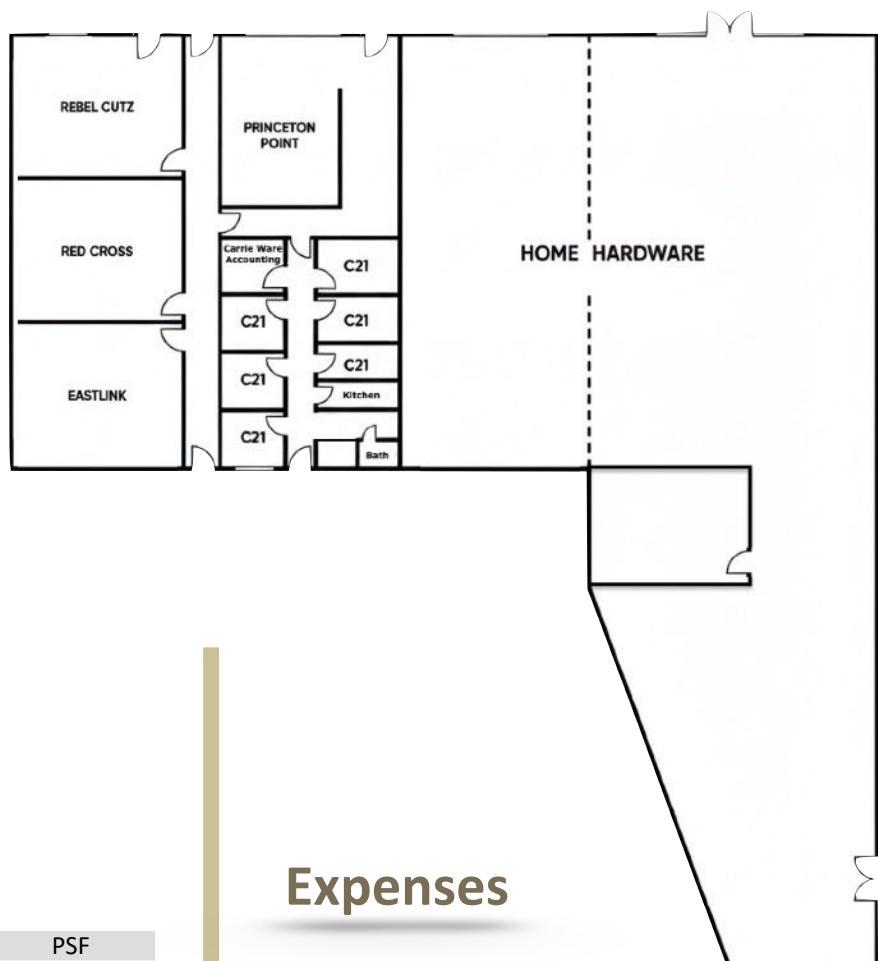


OIP 513
NAD83(CSR
N 5481603
E 680593.
combined 1

FINANCIAL OVERVIEW



Current financial summary calculation provided below. Revenues are based on the leases or in the case of verbal agreements, what the tenant is currently paying. Carrie Ware Accounting and Rebel Cuttz have only verbal month-to-month tenancies.



Rent Summary

| Tenant | Monthly | PSF |
|---|--------------------|----------------|
| Home Hardware Triple Net (9,975 SF) | \$7,956.68 | \$9.57 |
| Century 21 Triple Net (1,235 SF) | \$1,182.84 | \$11.49 |
| Rebel Cuttz Gross (713 SF) | \$797.00 | \$13.41 |
| Red Cross Gross (713 SF) | \$655.00 | \$11.02 |
| Eastlink Triple Net (837 SF) | \$896.25 | \$12.85 |
| Carrie Ware Accounting Gross (120 SF) | \$425.00 | \$42.50 |
| Princeton Point Gross (510 SF) | \$400.00 | \$9.41 |
| Total | \$12,312.77 | \$15.75 |

Expenses

| Based on 2025 figures | Monthly | Annual |
|---------------------------|-------------------|--------------------|
| Insurance *Approximate | \$1,558.33 | \$18,700.00 |
| Water/Sewer | \$135.67 | \$1,620.00 |
| Water Meter | \$11.58 | \$139.00 |
| Power/Gas | \$827.24 | \$9,926.92 |
| Property Tax | \$2,484.93 | \$29,819.13 |
| Total | \$5,017.75 | \$60,205.05 |

Net Income

| | Monthly | Annual |
|-------------------|-------------------|--------------------|
| Revenue | \$12,312.77 | \$147,753.24 |
| Expenses | \$5,017.75 | \$60,205.05 |
| Net Income | \$7,295.02 | \$87,548.19 |

LOCATION



Strategically located along the **Highway 3 corridor**, Princeton provides efficient transportation access between the Lower Mainland, the Okanagan, and Interior British Columbia. This central position provides access to critical routes including Highway 3, Highway 5a and a local regional airport.

The area is ideal for logistics, warehousing, manufacturing, and service-based commercial & industrial operations that rely on reliable supply chains and regional distribution. Proximity to multiple markets allows businesses to serve a broad customer base while avoiding congestion, high land prices, and labour competition found in major urban areas.

Princeton currently features a diverse industry that supports the local economy. Some of the larger employers include Hudbay's Copper Mountain Mine, Gormans softwood lumber mill, Drax pellet mill & BC Green Pharmaceuticals. A large business park offers the ability to cater to wide variety of industrial, retail and service commercial uses as well, helping to attract forward looking companies a new, central location from which to conduct their business and contribute to the local economy.



Distance to Urban Centres

| | |
|---------------------|---------|
| Penticton: | 113 kms |
| Kamloops: | 174 kms |
| Kelowna: | 162 kms |
| Vancouver: | 284 kms |
| Calgary AB: | 790 kms |
| Oroville WA: | 125 kms |

WHY PRINCETON?

Princeton, BC offers compelling advantages for investors looking for income or development property and/or to establish or expand commercial, manufacturing, or industrial businesses. One of the community's strongest draws is the availability of affordable commercial / industrial land and competitively priced housing, allowing businesses to significantly reduce upfront capital and long-term operating costs compared to the Lower Mainland or larger Okanagan centres. This affordability makes it easier to attract and retain employees while freeing up resources for growth, equipment, and innovation.

Princeton also benefits from a well-established resource-based economy, anchored by forestry, mining, agriculture, manufacturing and related support industries. These sectors provide a skilled and experienced local workforce, as well as opportunities for secondary industries, contractors, suppliers, and value-added manufacturing to thrive alongside existing operations. The presence of these large industries creates economic stability, moderate population growth and long-term demand for industrial services and infrastructure.



Community Overview



3241
(Princeton)

Population
(2024)

10,600

(Similkameen Valley)

Growth Projection

1.5%

Avg. Household Income (2020)

\$68,400

Median Age (2020)

47.2

Rental Vacancy

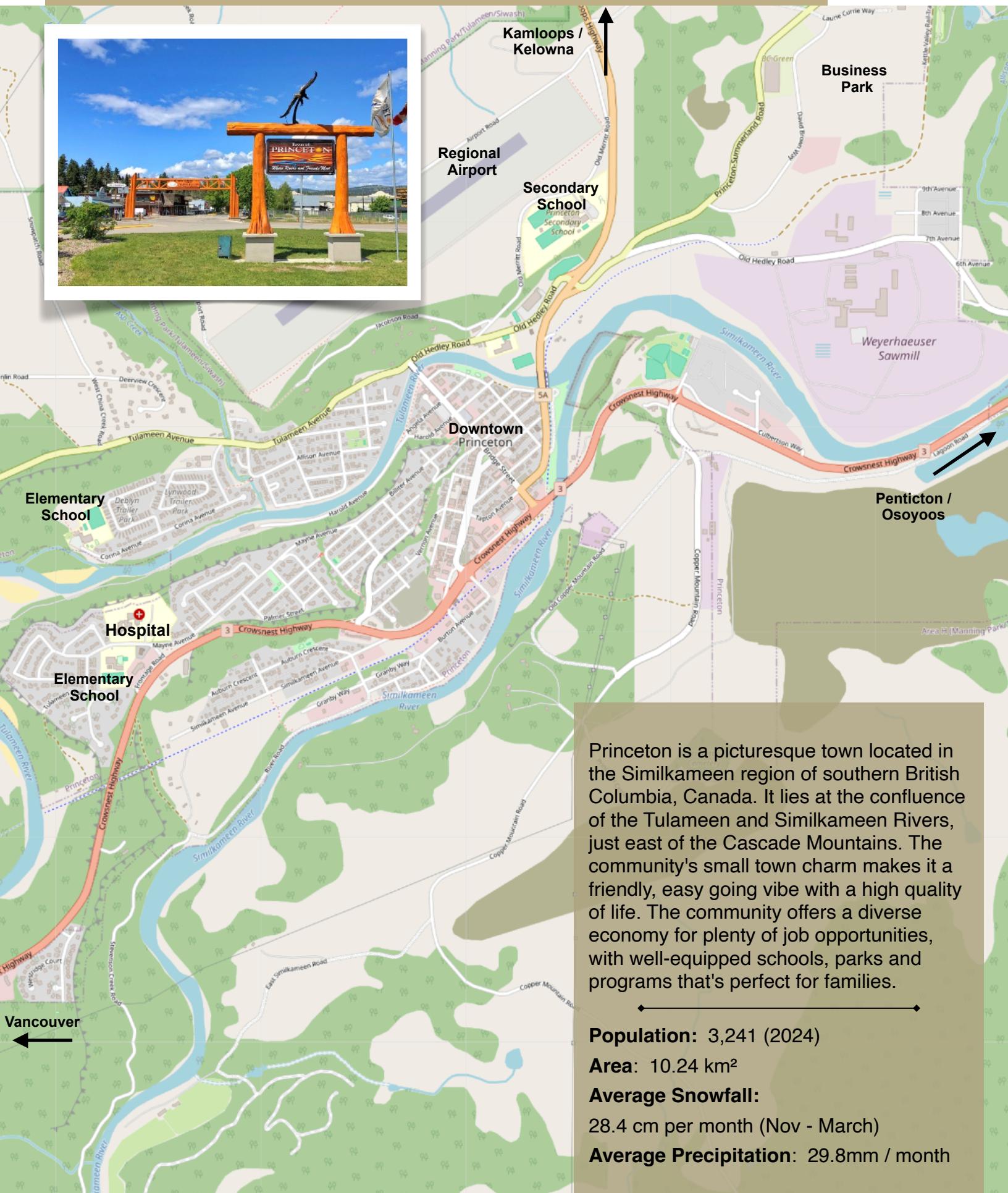
0-1%

Peak Visitors Per Day

8,000



The Community



Princeton is a picturesque town located in the Similkameen region of southern British Columbia, Canada. It lies at the confluence of the Tulameen and Similkameen Rivers, just east of the Cascade Mountains. The community's small town charm makes it a friendly, easy going vibe with a high quality of life. The community offers a diverse economy for plenty of job opportunities, with well-equipped schools, parks and programs that's perfect for families.

Population: 3,241 (2024)

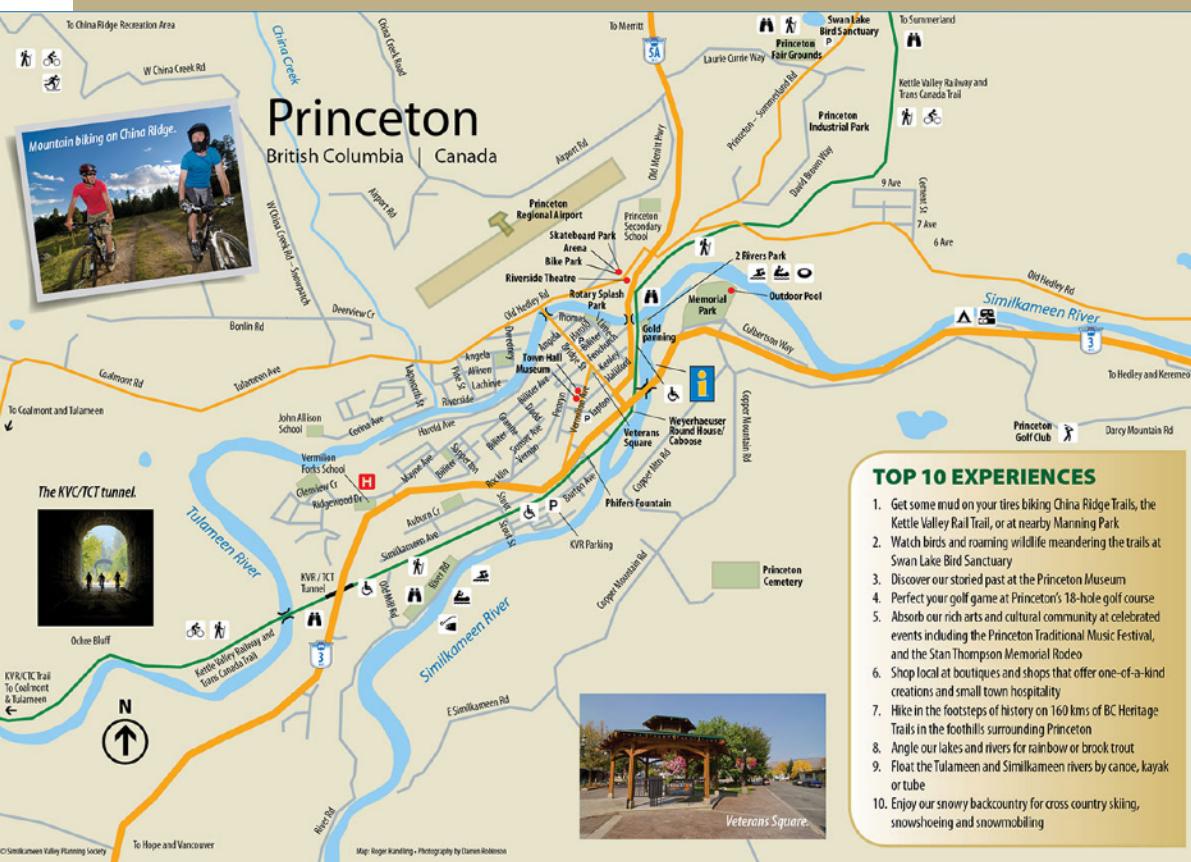
Area: 10.24 km²

Average Snowfall:

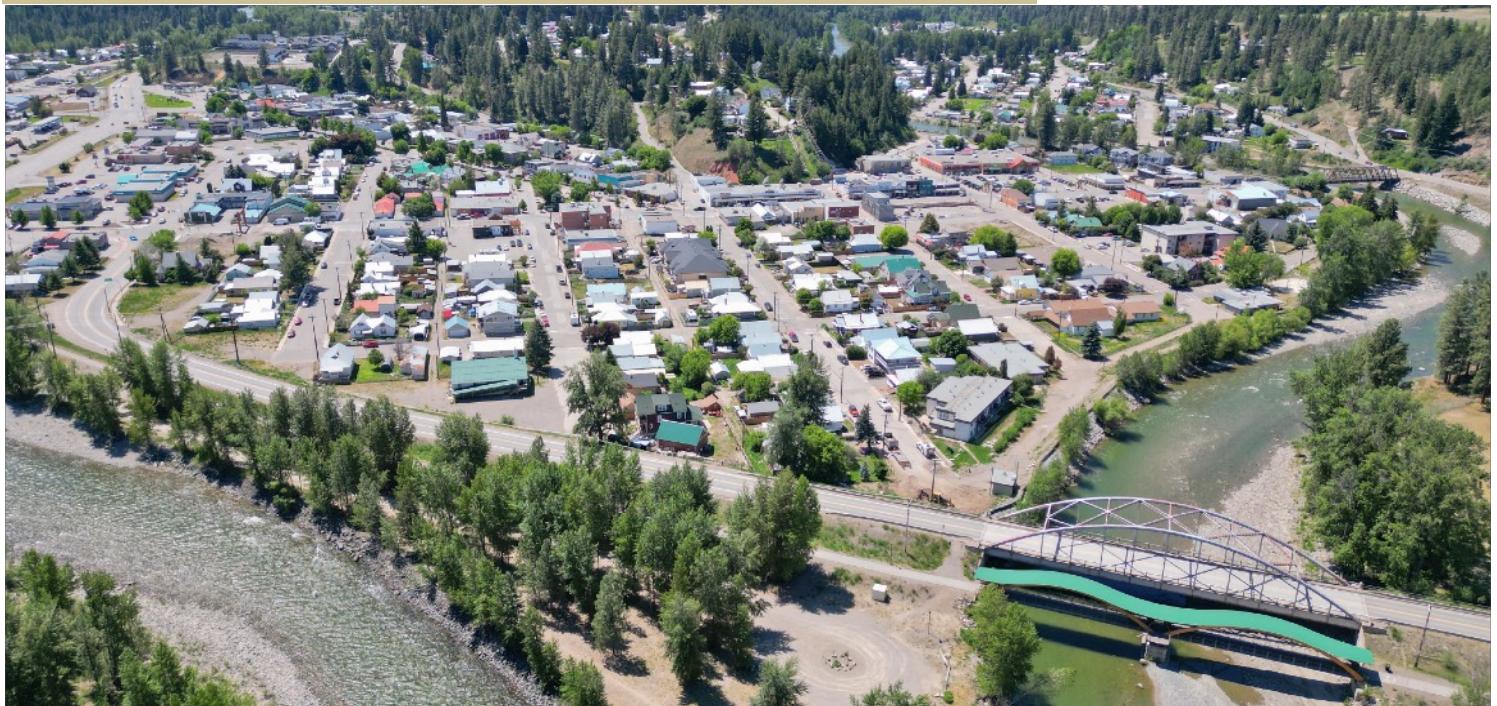
28.4 cm per month (Nov - March)

Average Precipitation: 29.8mm / month

Community Maps



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