



1348 Government Street Penticton British Columbia

\$574,900

Residential, commercial and investment opportunity all in one spot. Prime C1-zoned property in central Penticton offering live/work flexibility, holding income, and development potential. Located within an area identified in the Official Community Plan for higher-density residential, this property also presents a strong future redevelopment opportunity for multi-unit housing (buyer to verify). Situated on a 0.142-acre lot, this well-located property is walking distance to McLaren Arena, Schools, Penticton Regional Hospital, shopping, and the KVR trail, with public transit right at the doorstep. Options could see this configured as a professional office (it was formerly a chiropractic clinic), as the main level features 3 large offices, reception area, 4-pc bath, and a welcoming waiting room with fireplace and hardwood floors. The lower level provides ample storage, or the layout can be converted into a 3 bedroom, 2 bathroom, ~2,000 sq ft single-family home. Wheelchair accessible for added versatility. C1 zoning supports a wide range of uses including daycare, medical, professional, retail, and service-based businesses, making it ideal for an owner-operator or investor. 5 on-site parking stalls (including 1 covered) with rear lane access add convenience for staff and clients. Contingent. Quick possession available. Duplicate commercial listing. Some photos have been virtually staged. (id:6769)

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|-------------------------------|-------------------------------|
| Utility room 6'9" x 9'11" | 4pc Bathroom 8'6" x 6'7" |
| Storage 4'11" x 8'6" | Bedroom 8'2" x 10'9" |
| Storage 12'0" x 13'11" | Bedroom 12'4" x 10'5" |
| Recreation room 12'0" x 15'7" | Other 15'11" x 8'8" |
| 3pc Bathroom 3'10" x 7'0" | Foyer 12'0" x 5'8" |
| Other 12'0" x 8'2" | Living room 13'5" x 15'10" |
| Den 12'0" x 8'1" | Primary Bedroom 12'4" x 13'3" |
| Kitchen 12'0" x 8'2" | |

Listing Presented By:



Originally Listed by:
Engel & Volkers South Okanagan

<https://jonathanwallrealestate.com/>



Royal

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