



## 221 HUTH Avenue Penticton British Columbia

\$599,000

ATTENTION DEVELOPERS! An exceptional flat lot is currently available, primed for the construction of a stunning family home or a spacious duplex inclusive of suites. The lot is presently designated for R1 Large Lot Residential zoning, but the Official Community Plan (OCP) could permit the development of 2 Single Family Dwellings (SFD) with legal suites, subject to municipal approval. Envision constructing the home of your dreams featuring an authorized income-generating suite, complemented by a roomy garage/workshop. Alternatively, consider the possibility of erecting a duplex with officially sanctioned basement suites (subject to Variance & City Approval if the duplex includes basement suites). The lot measures an impressive 96' x 88', offering ample room for architectural innovation and creativity. Its strategic location near a shopping district, various dining establishments, and a host of local amenities in Penticton further enhances its appeal. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty - Skaha

<http://www.mypropertycentral.ca/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)