



## 233 Granby Avenue Penticton British Columbia

\$649,900

**\*\*DEVELOPER ALERT\*\*** R4-L zoned and SSMUH-compliant--up to 6 units permitted! This corner-lot property at 233 Granby is a premier development opportunity in central Penticton, steps to Main Street and frequent transit. Under BC's new Small-Scale Multi-Unit Housing framework, lots like this are eligible for up to 6 units--ideal for urban townhomes, fourplexes, or creative mixed housing types (duplex + carriage + suites). The existing home, with suite, is livable and income-ready with potential for renovation and addition of a carriage house. No rear lane access, but generous 18m frontage supports flexible front-access design. Zoned R4-L, allowing 3-storey height and versatile residential forms. One block to shops, restaurants, breweries, and daily services. Walk or bike to Okanagan Lake, schools, and the farmers market. This location balances lifestyle charm with strategic density potential in a high-demand neighbourhood. A compelling opportunity for developers, builders, or those looking to create a custom multi-unit residence in the heart of Penticton. Buyer to confirm all development details with the City of Penticton. (id:6769)

Primary Bedroom ' x '  
Full bathroom ' x '

Living room ' x '  
Kitchen ' x '

Listing Presented By:



Originally Listed by:  
Angell Hasman & Assoc Realty Ltd.



Royal

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