



## 402 CONKLIN Avenue Penticton British Columbia

\$775,000

**Prime Investment Opportunity: 3-Bedroom Home with Updated Development Potential** Explore this exceptional 3-bedroom, 1-bathroom home, ideally situated on a generous 0.26-acre lot in a highly sought-after city-center location. The property features a flat, accessible layout with ample parking, a detached garage, and dual access via both city streets and a laneway. Inside, the home offers a versatile floor plan, ready for your custom touches. The expansive lot provides a peaceful setting with plenty of space for outdoor living or future expansion. **Investor Alert:** Recent municipal zoning updates in British Columbia now allow up to four residences per property without requiring additional zoning changes. This makes the property a standout option for developers and investors looking to capitalize on the new regulations. The ability to add multiple residences maximizes the investment potential, transforming this property into a lucrative opportunity in a rapidly evolving market. Don't miss out on this rare chance to own or develop in one of the city's most desirable locations. Whether for personal use or as a strategic investment, this property offers endless possibilities. Act now to secure your future in this prime city locale. (id:6769)

Foyer 16' x 5'5"

Laundry room 8'5" x 8'

Bedroom 16' x 7'

Living room 22'5" x 15'5"

Kitchen 11' x 10'

Dining room 12' x 11'

Primary Bedroom 15'5" x 9'5"

Bedroom 12' x 7'5"

4pc Bathroom 7' x 5'5"

Listing Presented By:



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RE/MAX Penticton Realty

<http://www.realestateinpenticton.ca>



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