



96 Nelson Avenue Penticton British Columbia

\$475,000

PRIME DEVELOPMENT OPPORTUNITY - PRICE REDUCED! Exceptional value at \$475,000 for this strategically located development site on Nelson Avenue. This outstanding opportunity awaits savvy investors and builders just steps from vibrant Main Street. The 7,405 square foot lot measuring 75' x 101' with R4-S zoning is perfectly positioned for multi-unit residential development. This property stands out as a proven development area with two stunning duplexes recently completed just three doors down on similar-sized lot, demonstrating the neighborhood's strong development potential. The prime location offers walking distance to downtown Penticton's shops, restaurants, and amenities while the flexible R4-S zoning allows for multiple residential units, maximizing your investment potential. Whether you're planning townhomes, a duplex, or other multi-unit project, this property offers the rare combination of location, zoning flexibility, and competitive pricing. Don't miss this opportunity to secure premium development land in one of Penticton's most desirable areas. Property being sold for land value only. Buyer to verify all zoning and development potential with the City of Penticton. (id:6769)

Bedroom 9'6" x 10'

Bedroom 7'6" x 13'

Primary Bedroom 14' x 10'

Full bathroom 6'2" x 4'7"

Living room 17' x 13'6"

Kitchen 18' x 9'6"

Listing Presented By:



Originally Listed by:
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