



### 303 Nanaimo Avenue Penticton British Columbia

Main North

## \$675,000



Opportunity knocking in downtown Penticton! RM3 zoning. Bare land corner lot, house has been removed, building site ready to go. Corner lot is approx 55 feet frontage on Nanaimo Avenue plus 125 feet frontage on Brunswick Street, with lane access off Brunswick. Pancake flat lot on two quiet, no through roads, just a short walk to Lake Okanagan, Farmers Market, all of downtown, several brew pubs, and walkable to South Okanagan Events Centre. Hospital is only a 5 minute drive away. All services and utilities are available at this downtown location. Development Variance Permit previously in place, with side yard relaxations. Plans included for 4 three level townhomes with rooftop decks. It may be possible to add some lower suites if the city relaxes further. The city and the province want densification on new builds, our new reality in a housing crunch, so definite upzoning possibilities. This is a primo site in the heart of the action. Package available. (id:6769)



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Geoff Cowling**  
 Royal LePage Locations West  
 Phone: (250) 490-7272  
<http://www.geoffcowling.com/>

