



535/549 WADE Avenue Penticton British Columbia

Main North

\$3,350,000



- Neighbourhood Amenities**
- 1. Okanagan Falls Community Centre
 - 2. Community Centre
 - 3. Okanagan Falls Community Centre
 - 4. Penticton Church
 - 5. Okanagan Lake
 - 6. Rigsby Park
 - 7. Lakeside Beach
 - 8. Lakeside Park
 - 9. Rigsby Beach
 - 10. Okanagan Lake
 - 11. Okanagan Lake
 - 12. Penticton Regional Hospital
 - 13. Okanagan Lake
 - 14. Okanagan Lake
 - 15. Okanagan Lake
 - 16. Okanagan Lake
 - 17. Okanagan Lake
 - 18. Okanagan Lake
 - 19. Okanagan Lake
 - 20. Okanagan Lake

Developers Multifamily Dream Lot! Located at the corner of Wade Ave W and Rigsby Street in the heart of Penticton's north end, these 3 separately titled lots are a short walk from Okanagan Lake Beach. Zoning of RM3 allows for High Density Residential Development with a FAR of 1.6 that allows up to 47,300 SQFT +/- of developable floor area with a building height of up to 6 stories. This is the largest vacant parcel available and ready for development, with close proximity to Okanagan Lake. The sale includes the three individually titled lots of 393 Rigsby St, 535 Wade Ave W and 549 Wade Ave W. Lots are being sold as a package only. *All boundaries shown are to highlight property location only, all borders are approximate and to be verified by the buyer. (jd:6769)



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