



## 626 MARTIN Street Penticton British Columbia

Main North

# \$625,000

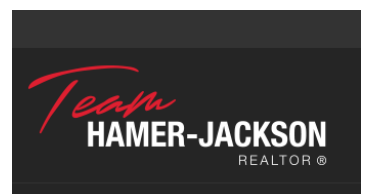


Amazing small office building with parking for at least 4 vehicles, or as a development opportunity in the heart of downtown. There are 4 offices, a large lobby and room to add a 5th office in the waiting area if you need it. The building is in great shape and has a large parking area off the alley. This C5 zoned property is the best downtown zoning you can get allowing for a varied mix of uses. On the development side, it allows for 100% site coverage and is the ideal downtown zoning for a mixed use building. Plans are in place for a 12 unit apartment block with 7 parking stalls and 2 staircases plus an elevator. New zoning and provincial rule changes allow for a building to be built with only one staircase and no requirement for parking -- increasing the density to 20 units. (id:6769)

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