



# 329 Nanaimo Avenue Penticton British Columbia

\$499,900

Prime investment and future development opportunity in the heart of Penticton - just steps to shopping, parks, and Okanagan Beach. This Triplex sits on a flat 0.11-acre (126 x 38 ft) lot and generates a strong rental income, making it an ideal holding property with immediate income and long-term upside. The property features three units: two 2 bed / 1 bath suites (approx. 675 sqft and 650 sqft) with shared laundry, and one 1 bed / 1 bath suite (approx. 550 sqft) with in-unit laundry. Each unit includes its own outdoor space for patio use or gardening, and all are separately metered for gas and electrical. Zoned RM3, this property offers exceptional redevelopment potential with allowances for apartments, townhomes, congregate housing, daycare facilities, and more. Zoning permits up to 24m in height (approx. 6-8 storeys) making this a prime high-density site in a rapidly growing area. A rare opportunity to secure cash flow today while positioning for significant future redevelopment value. (id:6769)

- Full bathroom 7' x 8'
- Bedroom 10' x 9'
- Living room 12' x 12'
- Kitchen 15' x 8'
- Full bathroom 7' x 5'
- Bedroom 9' x 9'
- Bedroom 10' x 9'

- Kitchen 8' x 10'
- Living room 13' x 12'
- Full bathroom 18' x 4'
- Kitchen 11' x 10'
- Living room 13' x 12'
- Bedroom 8' x 10'
- Primary Bedroom 10' x 12'

Listing Presented By:



Originally Listed by:  
RE/MAX Penticton Realty

<http://joshjanz.com/>



Royal

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