

**CITY OF Penticton**  
**Tax Property Report**  
 397 NELSON AVE

Metres 0 12.5 25 1:475  
 Kilometres 0 2.5 5 10 1:175,000

City of Penticton Boundary As of 2023-03-30

**TAX INFORMATION**  
 Tax Folio: 01670-010 PID: 008-421-994  
 Lot Size: .249 ACRES  
 Legal Description:  
 LOT 2 DISTRICT LOT 250 SIMILKAMEEN DIVISION YALE  
 DISTRICT PLAN 17281

**ASSESSMENT**

Year	Gross	Improvements	Total
2023	\$371,000.00	\$339,000.00	\$710,000.00
2022	\$299,000.00	\$299,000.00	\$598,000.00
2021	\$249,000.00	\$206,000.00	\$455,000.00
2020	\$242,000.00	\$200,000.00	\$442,000.00
2019	\$244,000.00	\$219,000.00	\$463,000.00

**LAND USE INFORMATION**

Agricultural Land Reserve Status: Not applicable  
 Federal Airport Zoning: Not applicable  
 Hazard Area: Not applicable  
 Land Use Contract: Not applicable  
 Natural Area: Not applicable  
 Official Community Plan - Future Land Use: Infill residential  
 Official Community Plan - Downtown Development Permit Area: Not applicable  
 Official Community Plan - Hillside Development Permit Area: Not applicable  
 Official Community Plan - Riparian Development Permit Area: Not applicable  
 Official Community Plan - Environmental Development Permit Area: Not applicable

Site Specific Zoning: Not applicable  
 Soil Stability Class: L  
 Zoning: R2

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penticton.ca

# 397 NELSON Avenue Penticton British Columbia

\$595,000

Great potential for this development property in quiet neighbourhood near schools and a short walk to downtown. Property is a corner lot that is .25 of an acre. City of Penticton Official Community Plan does support low density multi residential zoning change. Potential for higher densities with new provincial guidelines. This 100 plus year old home does have potential for someone passionate about renovating a character home. It boasts a full basement, large main floor and a lofted top floor, considerable unique and charming attributes about this home will make it both a challenge and an honour to renovate. (id:6769)

Kitchen 8' x 10'

Listing Presented By:



Originally Listed by:

Royal LePage Locations West



Royal

**LePage Kelowna**

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