



## 457 Ellis Street Penticton British Columbia

\$825,000

Welcome to a remarkable property situated in Penticton's mixed residential infill housing area. 457 Ellis is move-in ready, making it an ideal choice for both homeowners and investors alike for a holding property. This lot is zoned C5, allowing for 100% lot coverage and no setbacks, providing unparalleled flexibility for development. The zoning permits construction of approximately 8 stories or up to 36.6 meters in height, making it an exceptional opportunity for developers looking to capitalize on the growing demand for residential and commercial spaces in this vibrant area. Nestled in the flat central part of Penticton, this property boasts a highly walkable environment. It is conveniently located near the local high school, a variety of local shops and restaurants, all surrounded by thriving businesses that contribute to the neighbourhood's ongoing gentrification. This property represents a unique opportunity to invest in one of Penticton's most sought-after areas. With its prime location, flexible zoning, and proximity to key amenities, it is perfectly positioned for future development. Don't miss your chance to be part of the exciting growth in downtown Penticton, contact us today for more information! (id:6769)

Other 8'0" x 7'0"

Primary Bedroom 13'0" x 12'0"

3pc Ensuite bath Measurements not available

Other 10'0" x 4'0"

Living room 25'0" x 13'0"

Kitchen 13'0" x 17'0"

Foyer 15'0" x 7'0"

Bedroom 11'0" x 9'0"

Bedroom 10'0" x 7'0"

3pc Bathroom Measurements not available

Listing Presented By:



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Royal LePage Locations West



Royal

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