



295 SCOTT AVE 293 Penticton BC

\$765,000

C2 zoning on a 75 x 108 pancake flat corner lot, in an established & gentrifying residential area. 900 sq ft house, built circa 1950, with some neat character touches like oak inlay floors, arched entries, coved ceilings. 2 beds 1 bath on main level. Handy 17' x 8' three season sun room off kitchen. Down: 900 sq ft of flex space with a 2 piece bath & possible bedrooms. 6' and 7' height. The property is "Lot 3" as per legal description, and has 2 civic addresses. 293 is the house. 295 was a corner store from years ago. It is about 750 sq ft, mostly clear span, with lots of power, heat, cooling, natural light and a 2 piece bath. Secure courtyard, and the yard is all fenced front and back. Stucco exterior. C2 is a versatile zoning allowing a variety of uses including daycare, personal services, and vacation rental. Also, ideal for a trades person or artisan needing extra work space & a safe place to store supplies. 3 fenced open parking spots. Rare combination. Owner occupied, show!

Living Room 15x13

Dining Room 13x17

Kitchen 11x10

Master Bedroom 11x10

Bedroom 10x8

Bedroom 10x10

Storage 10x10

Hobby Room 10x10

Laundry Rm 7x6

4pc Bathroom

2pc Bathroom

Listing Presented By:



Originally Listed by:
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