



## 303 NANAIMO AVE W Penticton BC

\$725,000

Opportunity knocking! RM3 zoning. Bare land corner lot, house has been removed, building site ready to go. Corner lot is approx 55 feet frontage on Nanaimo Avenue plus 125 feet frontage on Brunswick Street, with lane access off Brunswick. Pancake flat lot on two quiet, no through roads, just a short walk to Lake Okanagan, Farmers' Market, all of downtown, several brew pubs, and walkable to South Okanagan Events Centre. Hospital is only a 5 minute drive away. All services and utilities are available at this downtown location. Development Variance Permit is in place, with side yard relaxations, valid until August 2024. Plans included for 4 three level townhomes with rooftop decks. It may be possible to add some lower suites if city relaxes further, the issue would mostly be parking. The city and the province want densification on new builds, our new reality in a housing crunch. This is a primo site in the heart of the action. Package available.

Listing Presented By:



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