



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

Site Specific Zoning: Not applicable

Soil Stability Class: L

Zoning: R2

397 NELSON AVE Penticton BC

\$749,000

Great development property in quiet neighbourhood near schools and a short walk to downtown. Property is a corner lot that is .25 of an acre that could use some densification. City of Penticton Official Community Plan does support low density multi residential zoning change. 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.

Kitchen 8x10

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE LOCATIONS WEST

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