



## 96 YORKTON AVE Penticton BC

\$1,199,000

Location, investment & sunshine - this place has it all! This property was renovated and modified for early childhood education over 5 years ago and has been running as a successful daycare ever since. Penticton has a strong demand for this type of business and limited properties that meet the criteria. 96 Yorkton has a special designation in the City of Penticton zoning bylaw to allow R1 (daycare centre major). Located less than 100m from Skaha Park, it makes for a perfect field trip for 3-5-year-olds. The lot is over 10,000 sqft with tons of space for learning inside and outside. The rear yard is fenced and grassed with a playground area in the back, as well as a detached heated garage measuring 20x25 feet. There is plenty of room for parking on the property outside of the play areas. This is a great opportunity if you are looking to invest for now or the future! Contact your favorite agent for more information.

Bedroom 10\2x12\4

Bedroom 10\2x12\2

Bedroom 9x12\3

Bedroom 12x10\3

Dining Room 12\6x18\1

Kitchen 9\6x10\6

Eating Area/Nook 10x10\10

6pc Bathroom

3pc Bathroom

Mud Room 8\7x26

Mud Room 8\9x11\9

Laundry Rm 11\5x10

Living Room 12\1x17\4

Utility Rm 6\2x5\6

Listing Presented By:



Originally Listed by:  
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