



## 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, 200m from Skaha Beach/Lake makes for a perfect field trip for 3-5-year-olds. The lot is over 10,000 sq ft 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.

Listing Presented By:



Originally Listed by:  
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