



4596 & 5930
Princeton/Columbia Ave
Peachland, BC

FOR SALE

FEATURED BENEFITS

Peachland Multi-Family Development Site

12.23 Acres
Total Area

\$5.9M
List Price



RM3 - Multi-Unit Residential Zoning



Zoned and ready for 97 townhome units



Panoramic views of Okanagan Lake and
the surrounding valley

Accelerating success.

collierscanada.com

 **VIEW ONLINE**

Property Profile

PROPERTY HIGHLIGHTS

Civic Address	4596 Princeton Avenue, Peachland	5930 Columbia Avenue, Peachland
Legal Address	Block 30, Plan KAP125, District Lot 490, Land District 41, Except Plan M14975, ODYD	Block 13 & Block 14, Plan KAP125, District Lot 490, Land District 41, ODYD
PID	001-702-220	012-694-894 & 012-694-916
Land Area	2.77 acres	9.46 acres
Zoning	RM3: Multi-Unit Residential, Low Density & Cluster	RM3: Multi-Unit Residential, Low Density & Cluster
Property Taxes	\$6,489 (2020)	\$22,400 (2020)

* Cost estimates available upon signed non-disclosure agreement

DEVELOPMENT RENDERINGS



NEIGHBOURHOOD PLAN



PEACHLAND DEVELOPMENT // **FOR SALE**

Property Profile

The hillside topography of the subject properties will offer the future townhomes panoramic views of Okanagan Lake and the surrounding valley, with the Lake just a short walk away. The parcels are located on a bus route with fast connections to West Kelowna and Kelowna, providing easy access for future residents. Two minutes to downtown Peachland and water access. As an added bonus, Peachland offers a variety of activities for residents, including a Zip-Zone Adventure Park, the lakeside Beach Avenue Walk in the town centre, Hardy Falls Regional Park, and the Pincushion Mountain Trail.



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Development Concept for 5930 Columbia Ave. & 4596 Princeton Ave.



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Development Concept From Southeast



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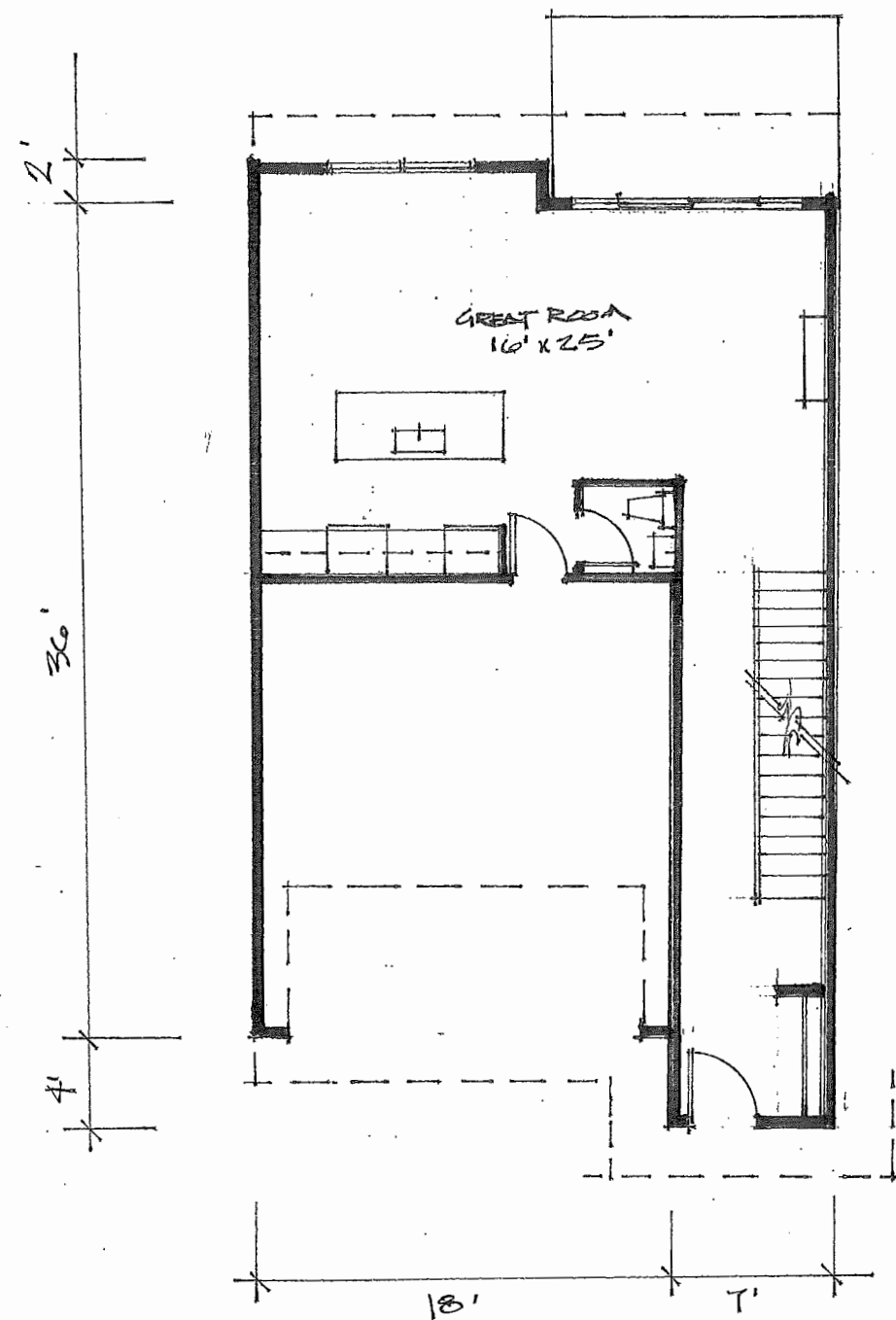
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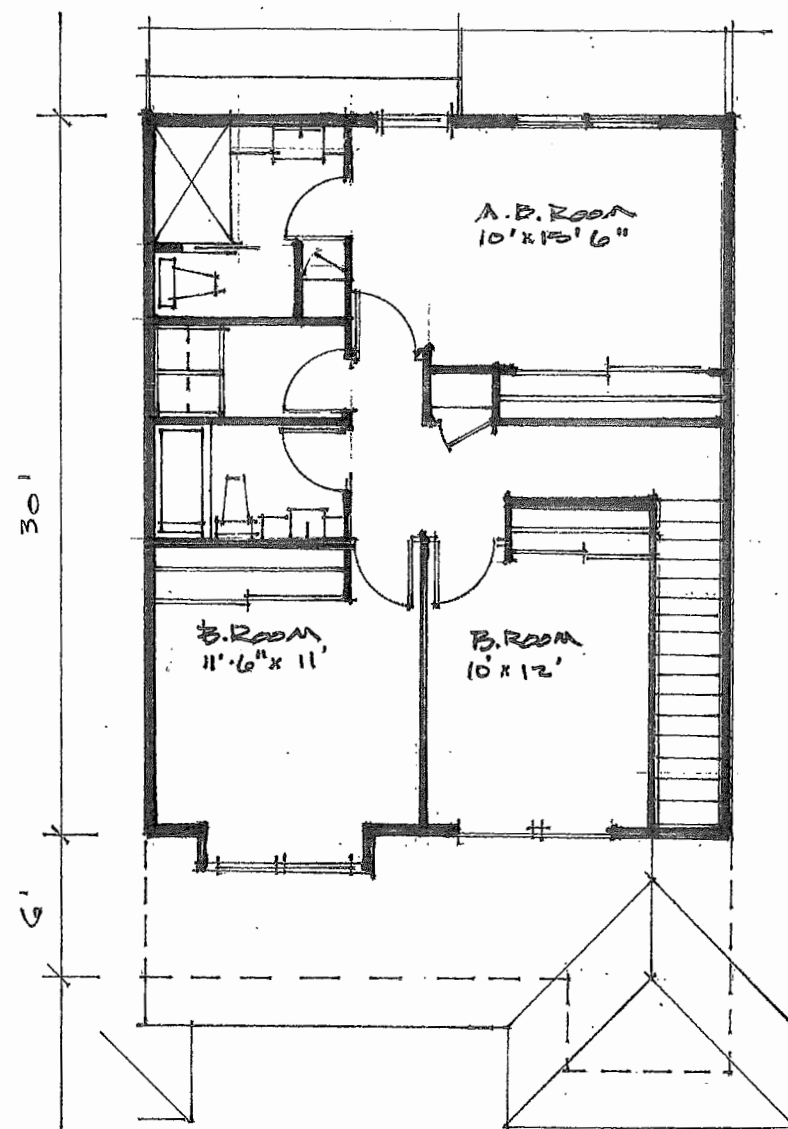
Site Context



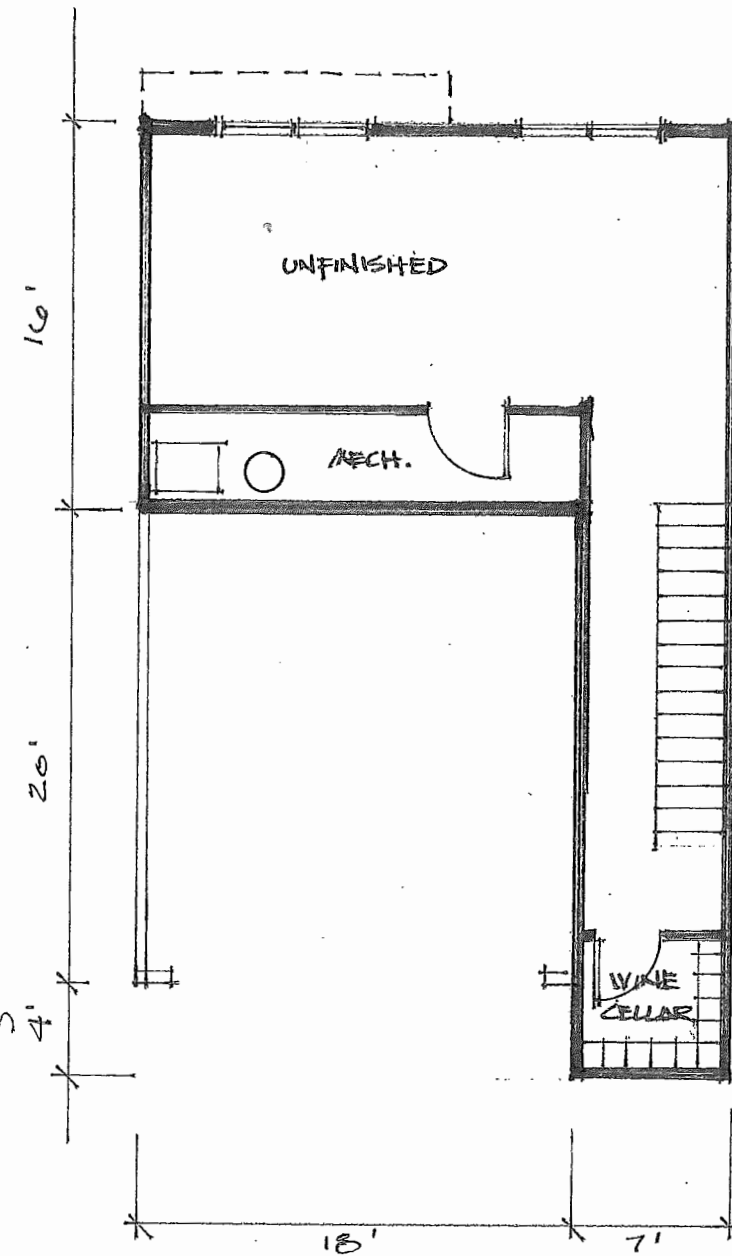
Walk Out Unit Floor Plans



MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



UPPER FLOOR PLAN



LOWER FLOOR PLAN

Walk Out Unit - Front



Walk Out Unit - Rear



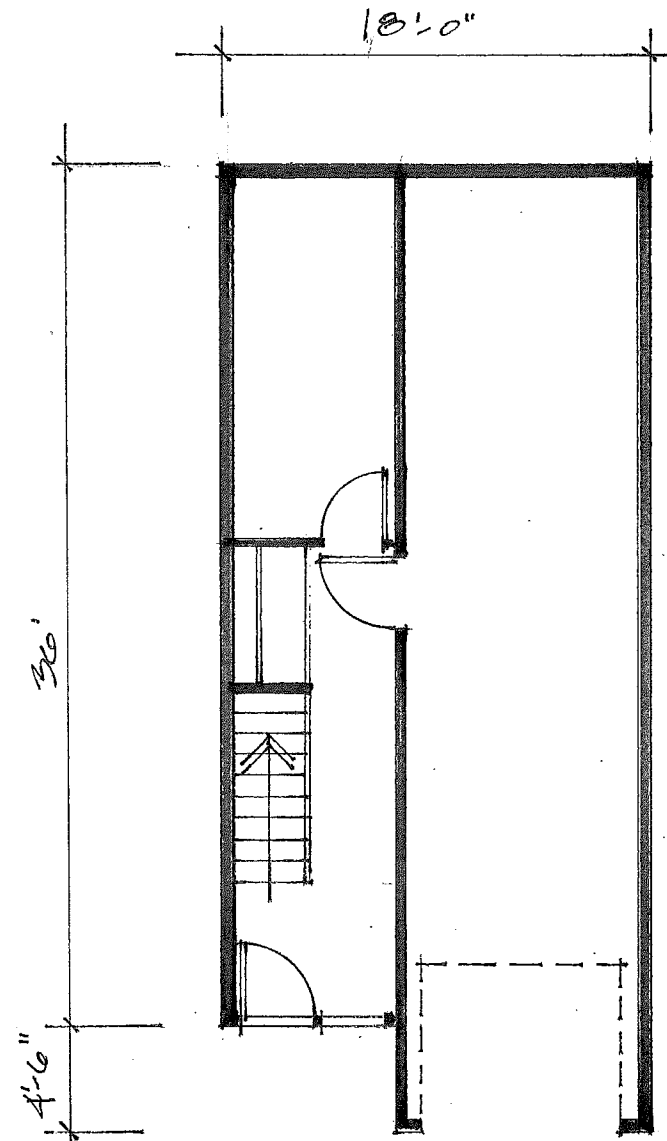
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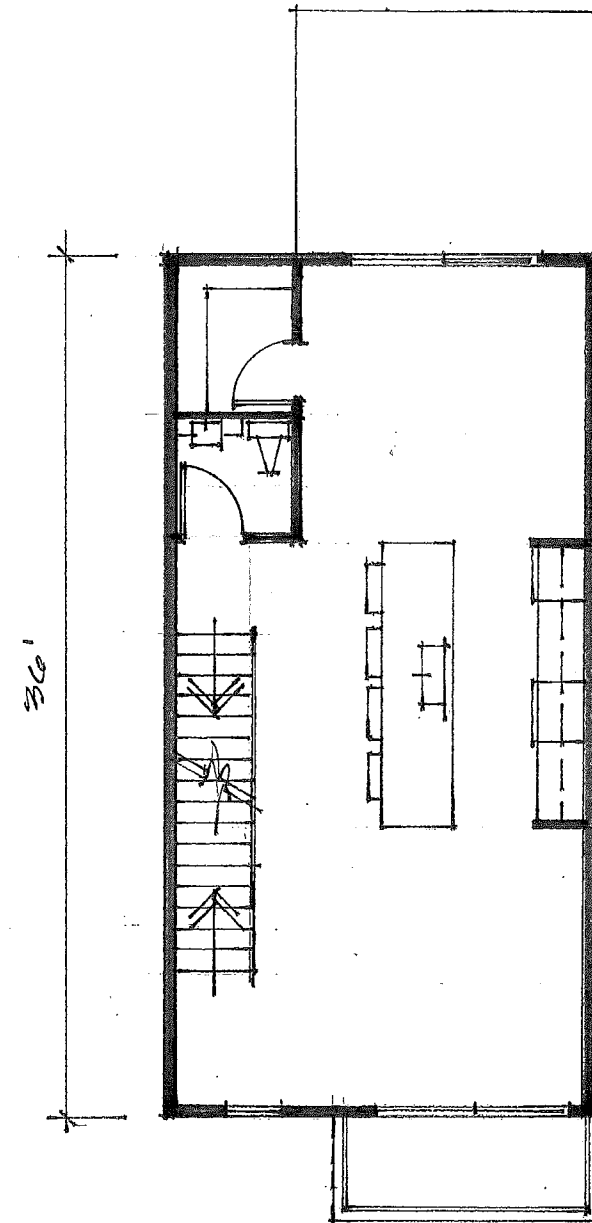
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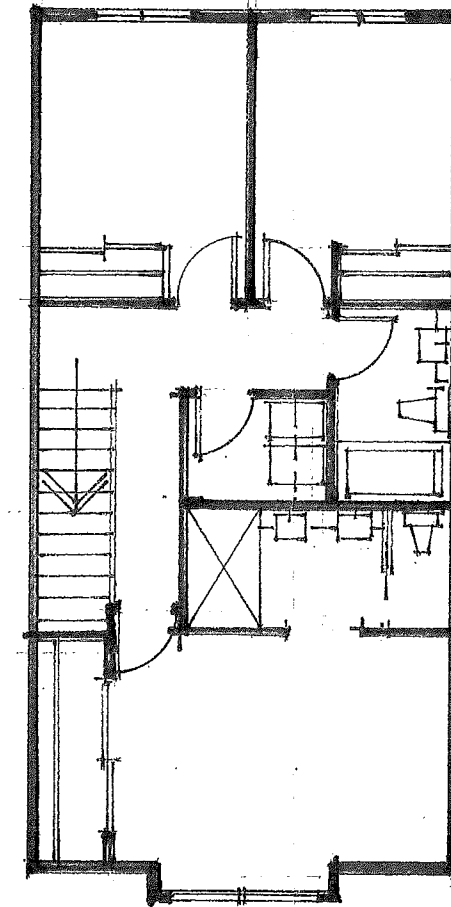
Walk Up Unit Floor Plans



LOWER FLOORPLAN
SCALE 1/8" = 1' - 0"



MIDDLE FLOORPLAN



UPPER FLOORPLAN

Walk Up Unit - Front



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Walk Up Unit - Rear



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NON-DISCLOSURE AGREEMENT

RE:	4596 Princeton Avenue & 5930 Columbia Avenue Peachland, BC
Legal Description:	Block 30, Plan KAP125, District Lot 490, Land District 41, Except Plan M14975, ODYD Block 13 & Block 14, Plan KAP125, District Lot 490, Land District 41, ODYD
PID:	001-702-220, 012-694-894 & 012-694-916

Collectively referred to as the Property (the “Property”)

The Owner of the above mentioned property has engaged Colliers Macaulay Nicolls Inc., dba: Colliers International (the “Broker”) as the designated broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a principal and acknowledge that this is an exclusive listing with Colliers International.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to conduct your own due diligence investigations and retain your own professional advisors to assist you where necessary. Any Confidential Material provided here-under is for information purposes only to assist prospective purchasers with their due diligence investigations. Any Confidential Material is not a technical report compiled by any engineer or environmental professional. The Owner is selling the Property on an as is, where is basis and the Owner’s Schedule “A” must form part of any contract of purchase and sale.
4. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
5. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owner’s request.

6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your Agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 2020.

Per: _____	_____
Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name (please print)	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this _____ day of _____ 2020.

Per: _____	_____
Buyer Agent's Signature	Buyer Agency Name
_____	_____
Buyer Agent's Name (please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number

Please send completed documents to chad.biafore@colliers.com.