



184 & 196 WARREN AVE. E
PENTICTON, BC

0.74 Acre Mixed-Use
Development Site in a
Prime Central Location

FOR SALE

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Opportunity

Opportunity to acquire 0.74 acres of development-ready land across two parcels in central Penticton. With R4-L and C7 zoning and Mixed Use designation under the OCP, the site supports higher-density residential and commercial uses, making it ideal for a vibrant mixed-use project. The property's flexible zoning, corner exposure, and strategic central location present a compelling opportunity for developers and investors looking to capitalize on Penticton's continued growth.

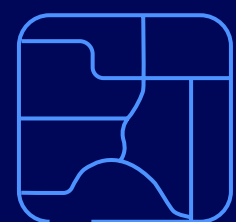


Civic Address	184 & 196 Warren Ave E, Penticton BC
Legal Description	184 Warren Ave E: LOT 2, PLAN KAP7180, DISTRICT LOT 251, SIMILKAMEEN DIV OF YALE LAND DISTRICT 196 Warren Ave E: LOT 1, PLAN KAP8441, DISTRICT LOT 1997S, SIMILKAMEEN DIV OF YALE LAND DISTRICT
PID	010-013-237 009-816-216
Zoning	R4-L (Small-Scale Multi-Unit Residential: Large Lot <i>or</i> C7 (Service Commercial)
Site Size	Total 0.74 acres 184 Warren Ave E: 0.38 Acres 196 Warren Ave E: 0.36 Acres
OCP	Mixed-Use

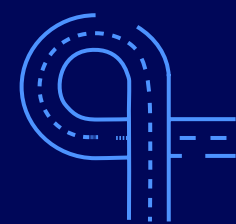
Property Highlights



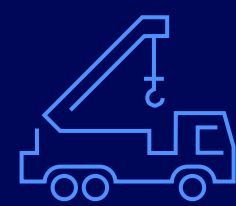
High demand location near major amenities, healthcare, retail, and recreation; a proven area for sustained growth and strong appeal for both residential and commercial development.



Zoned R4-L & C7 with a Mixed-Use OCP designation, the site supports vibrant, higher-density development in a centrally located area poised for ongoing transformation and investment.



Strategically positioned near Highway 97 and key arterial routes, offering convenient access to the Okanagan region and key local destinations.



Prime development land with the opportunity to generate strong future rental income and long-term investment returns in one of Penticton's most active growth corridors.



Amenity Map

The properties are located on the south side of Warren Avenue East, just off Main Street in central Penticton. This area offers convenient access to a wide range of amenities, including Cherry Lane Shopping Centre, major grocery stores, restaurants, and medical services. The neighbourhood is also minutes from Penticton Regional Hospital and within close proximity to schools, parks, and Skaha Lake.

- 1

PetSmart
- 2

Staples
- 3

Real Canadian Superstore
- 4

Winners & HomeSense
- 5

Cherry Lane Shopping Centre
- 6

Save-On-Foods
- 7

London Drugs
- 8

Starbucks
- 9

McDonald's
- 10

Walmart Supercentre

- 1

TD Bank
- 2

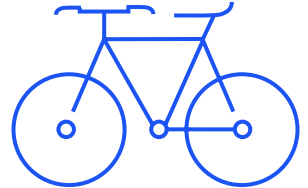
RBC Royal Bank
- 3

CIBC
- 4

BMO Bank of Montreal
- 5


TD Bank
- 6

Scotiabank



Bike Score

67



Walk Score

72

A detailed map of Penticton, British Columbia, showing the location of ten numbered properties (1-10) relative to the city center and surrounding amenities. The properties are clustered along Warren Avenue East, just off Main Street. The map includes major roads such as Main Street, Industrial Avenue East, Dawson Avenue, and Skaha Lake Road. It also shows various amenities including banks (TD, RBC, CIBC, BMO, Scotiabank), grocery stores (PetSmart, Staples, Real Canadian Superstore, Save-On-Foods), a shopping centre (Cherry Lane Shopping Centre), a hospital (Penticton Regional Hospital), schools, parks (Dartmouth Park), and Skaha Lake. A scale bar in the bottom right corner indicates a distance of 300 meters.

ASKING PRICE

\$4,500,000

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