



184 & 196 WARREN AVE. E
PENTICTON, BC

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

FOR SALE

Layla Miller

Associate | Sales & Leasing

D: +1 250 861 8117 | M: +1 250 862 4506

layla.miller@colliers.com

Sawyer Hunt

Associate

D: +1 250 861 8135 | M: +1 250 551 5444

sawyer.hunt@colliers.com

Colliers

Opportunity

Opportunity to acquire 0.74 acres of development-ready land across two parcels in central Penticton. With 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.

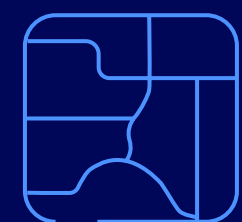


Civic Address	184 & 196 Warren Ave E, Penticton BC
Legal Description	184 Warren Ave E: LOT 2, PLAN KAP7180, DISTRICT LOT 251, SIMILKAMEEN DIV OF YALE LAND DISTRICT 196 Warren Ave E: LOT 1, PLAN KAP8441, DISTRICT LOT 1997S, SIMILKAMEEN DIV OF YALE LAND DISTRICT
PID	010-013-237 009-816-216
Zoning	C7 (Service Commercial)
Site Size	Total 0.74 acres 184 Warren Ave E: 0.38 Acres 196 Warren Ave E: 0.36 Acres
OCP	Mixed-Use

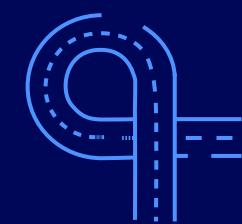
Property Highlights



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 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.

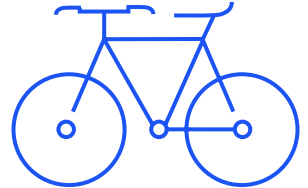


Amenity Map

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



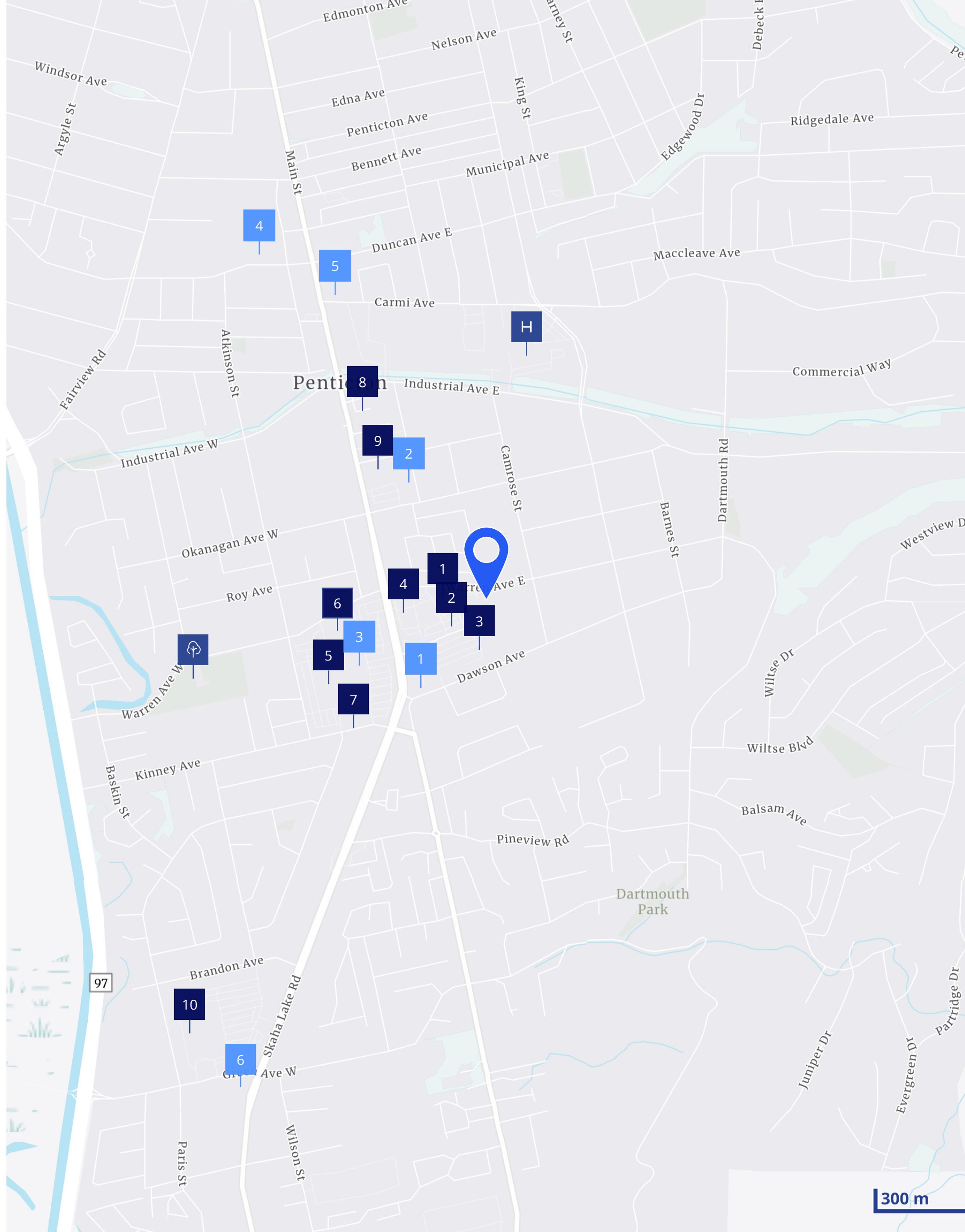
Bike Score

67



Walk Score

72



ASKING PRICE

\$4,500,000

Layla Miller

Associate | Sales & Leasing

D: +1 250 861 8117 | M: +1 250 862 4506

layla.miller@colliers.com

Sawyer Hunt

Associate

D: +1 250 861 8135 | M: +1 250 551 5444

sawyer.hunt@colliers.com

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage