

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 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

184 Warren Ave E:

LOT 2, PLAN KAP7180, DISTRICT LOT 251,
SIMILKAMEEN DIV OF YALE LAND DISTRICT

Legal Description

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

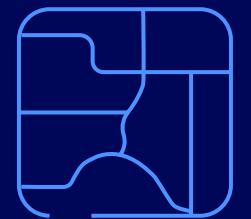
Mixed-Use

Property Highlights

▲ Kelowna
66 km



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.



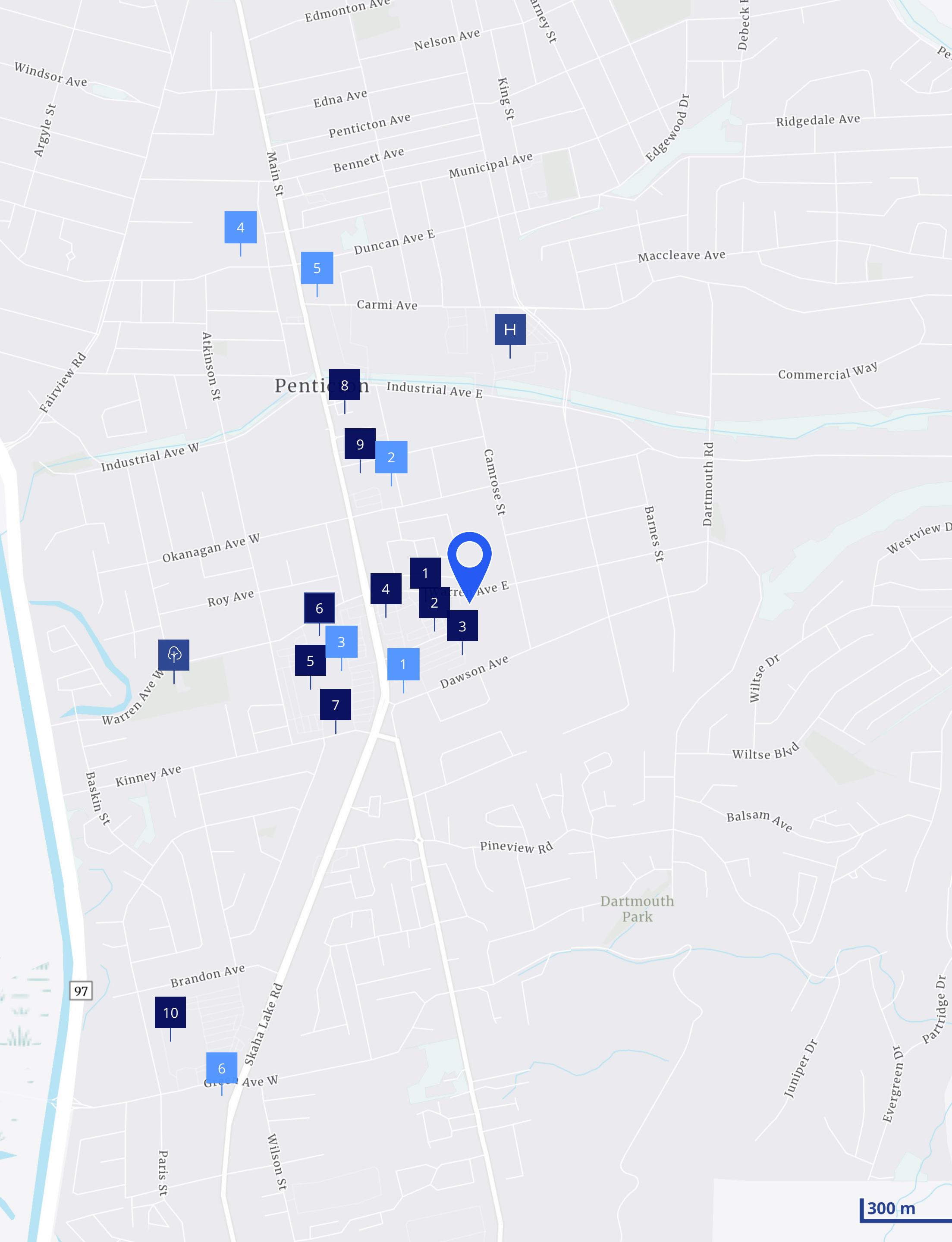
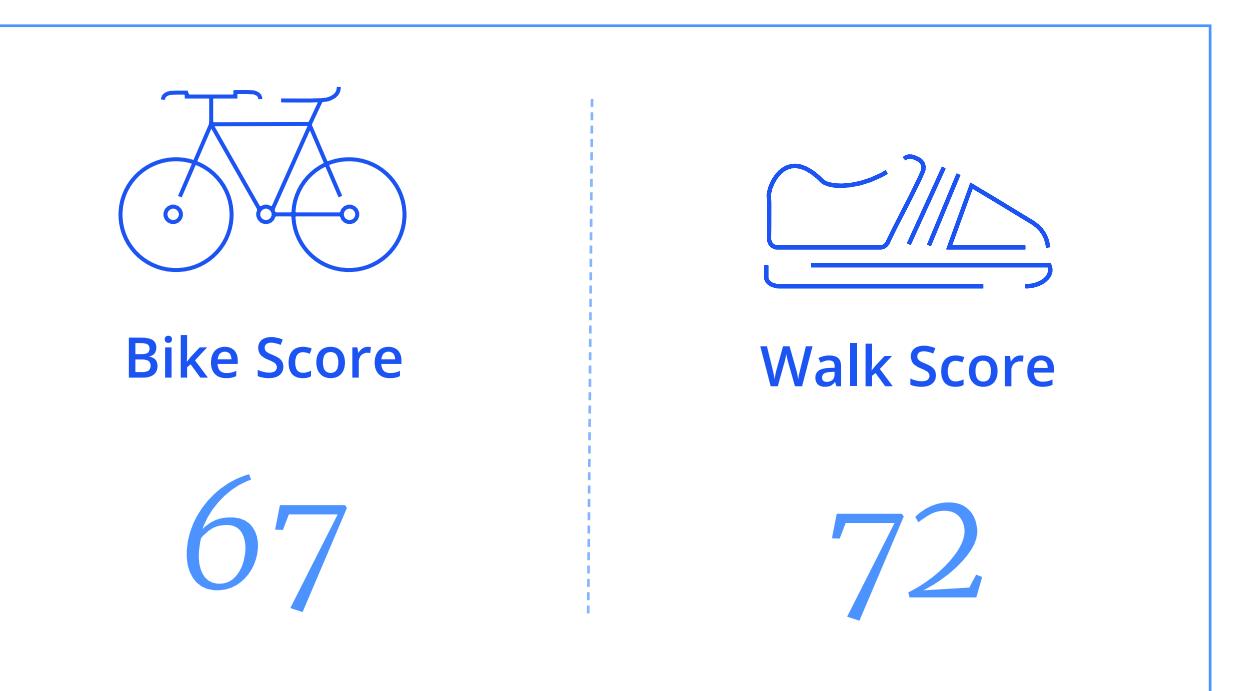
Prime development land with the opportunity to generate strong future rental income and long-term investment returns in one of Penticton's most active growth corridors.

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



ASKING PRICE

\$4,500,000

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