



Development Land Opportunity in Peachland

- Opportunity to purchase 5.84 acres of development land in Peachland.
- This non-ALR property offers a large, versatile site ideally suited for multifamily development, a long-term land hold, or the creation of a stunning estate residence overlooking Lake Okanagan.

PROPERTY DETAILS

LIST PRICE: \$2,200,000

CIVIC ADDRESS	4674 Minto Street, Peachland, BC
LEGAL DESCRIPTION	Lot 1 District Lot 490 Osoyoos Division Yale District Plan 30653
PID	003-875-555
LAND AREA	5.84 acres
HOME	1,482 sq ft, 3 bedroom, 2 bath, built in 1951
ZONING	RR1, Rural Residential
FUTURE LAND USE	Low Density Residential
PROPERTY TAXES	\$5,183.17 (2025)



OVERVIEW

**4674 MINTO STREET,
PEACHLAND, BC**

Development Land in Peachland

HM Commercial Realty is pleased to present this opportunity to purchase 5.84 acres of development land in Peachland.

- This non-ALR property offers a large, versatile site ideally suited for multifamily development, a long-term land hold, or the creation of a stunning estate residence overlooking Lake Okanagan.
- The Low Density Residential OCP designation permits development of up to 10 units per acre when connected to sewer, providing strong potential for future density.
- The property features a 50' wide easement for access to Minto Street, with primary access available from Ehlers Road.
- Approximately 100 metres of frontage provide unobstructed, elevated views over Lake Okanagan.
- A small single-family home currently occupies the site, with a tenant in place who is willing to continue renting.
- A 2018 steel-frame shop (30' x 80') with an overhead door—ideal for storage, workspace, or staging during development.

- The location is just a five-minute drive from downtown Peachland and the waterfront, offering convenience without sacrificing privacy.
- The property is within a short walk of local hiking areas and scenic trail networks.
- Continued neighbourhood growth, including the nearby single-family development on Gerrie Road, highlights increasing demand and ongoing investment activity in the area.



AERIAL

Well Located in Peachland with View of Okanagan Lake

4674 Minto Street is exceptionally well located in Peachland, just a five-minute drive from the downtown Core and the waterfront, offering convenience without sacrificing privacy. The property is positioned just 20 minutes from additional services in West Kelowna, and short walking distance from local hiking areas and scenic trail networks.





THE FINE PRINT

Important Information & Disclaimers

This document/email has been prepared by HM Commercial Realty for advertising and general information only and 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.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	4674 Minto Street, Peachland, BC
LEGAL DESCRIPTION	Lot 1 District Lot 490 Osoyoos Division Yale District Plan 30653
PID:	003-875-555

Collectively referred to as the Property (the "Property")

Erwin Schepp & Irma Schepp ("the "Owner") is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive 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 or a Consultant to the Principal.
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 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.
4. 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.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
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 _____ 20____.

Per: _____

Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name	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 _____ 20____.

Per: _____

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

Once completed in full, please email to:

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LEADERS IN COMMERCIAL REAL ESTATE



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PROUDLY PRESENTED BY



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