

# FOR SALE

## 457 Ellis Street

Penticton, BC

### PROPERTY HIGHLIGHTS

- High Density Development Site in Downtown Penticton
- 2,997 sq. ft. site
- C-5 Zoning



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# 457 ELLIS STREET

Penticton, BC

## THE OPPORTUNITY

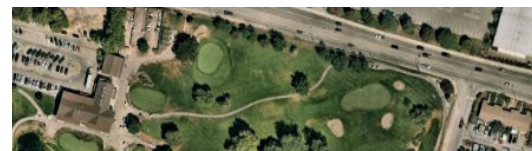
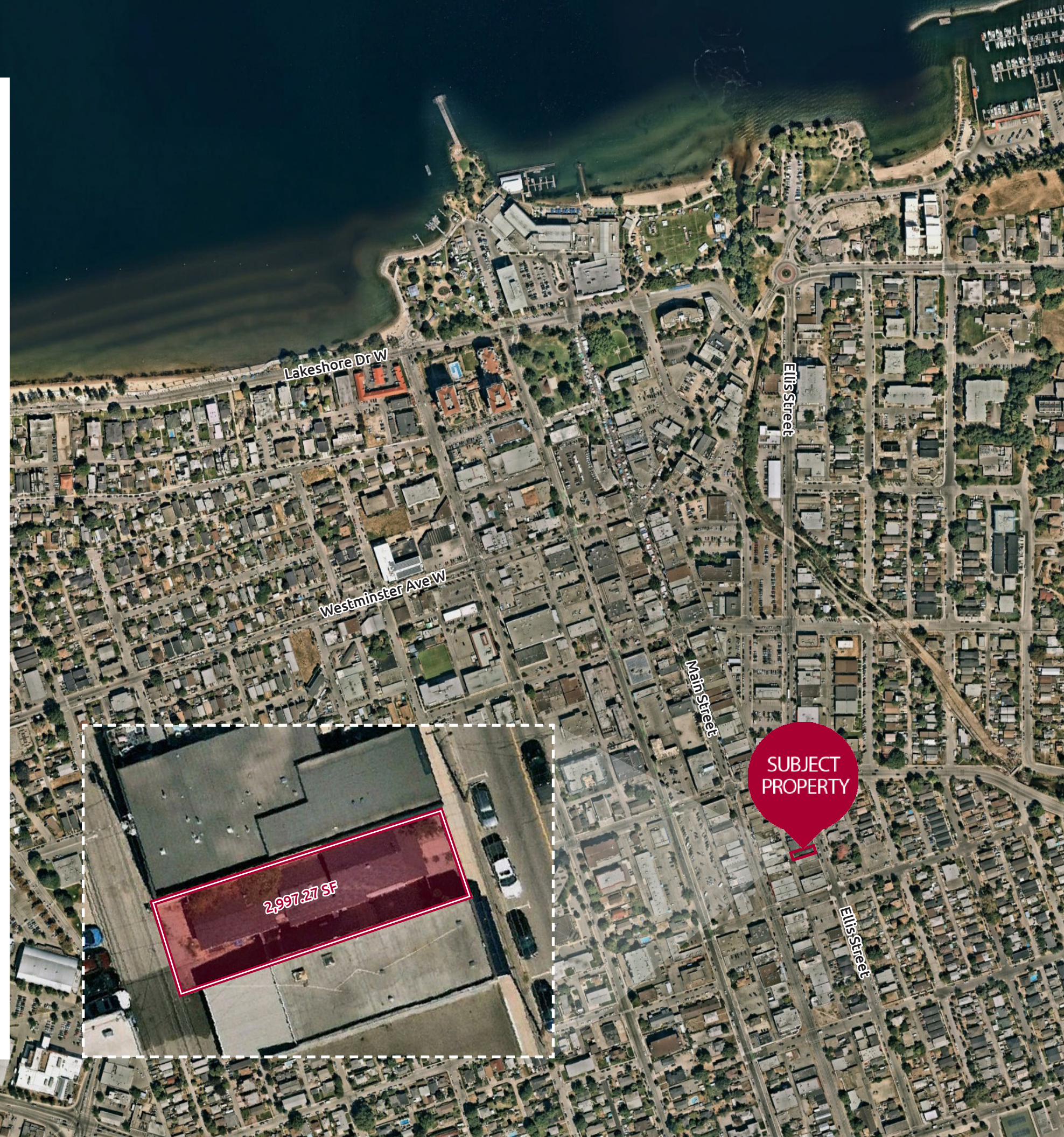
To acquire a 2,997.27 square foot high density development site situated on a downtown lot in Penticton, BC.

## LOCATION

The subject property is located along Ellis Street, which is one block east of Penticton's Main Street. Okanagan Lake Beach and Penticton Lakeside Resort and Conference Centre are both a short walk north.

In addition to its close proximity to Lake Okanagan Beach, the property is also within close proximity to many amenities and service, such as grocery stores and restaurants. The property is a 10-minute drive from the Penticton Regional Airport, and a 5-minute drive from Penticton Regional Hospital.

Penticton is a 5-hour drive northeast of Vancouver and just under an hour from Kelowna. The Penticton Regional Airport offers multiple daily flights to Vancouver, and weekly flights to Calgary. Seasonal flights are offered between Edmonton, typically in the summer months.



# CITY OF PENTICTON, BC

Nestled in the heart of the Okanagan Valley in Penticton, this vibrant city is uniquely situated between Okanagan Lake to the north and Skaha Lake to the south. Known as the “Peach City,” Penticton enjoys a warm, dry climate with over 2,000 hours of sunshine each year, making it a popular destination for beaches, boating, and outdoor recreation.

Penticton blends small-town charm with a lively cultural scene, featuring renowned wineries, local markets, and seasonal festivals. Its name comes from the Interior Salish language, meaning “a place to stay forever,” reflecting both its deep Indigenous heritage and its reputation as a welcoming place to live and visit.

2021 Population

**36,885**

2020 Median Household Income

**\$68,000**

*Source: Statistics Canada Census.*



# PROPERTY DETAILS

## CIVIC ADDRESSES

457 Ellis Street, Penticton, BC

## ZONING

C5 - Urban Centre Commercial

## LEGAL DESCRIPTION

LOT 22, BLOCK 15, PLAN KAP269, DISTRICT LOT 202, SIMILKAMEEN DIV OF YALE LAND DISTRICT

## PIDS

012-459-755

## GROSS TAXES (2025)

\$4624.00

## TENURE

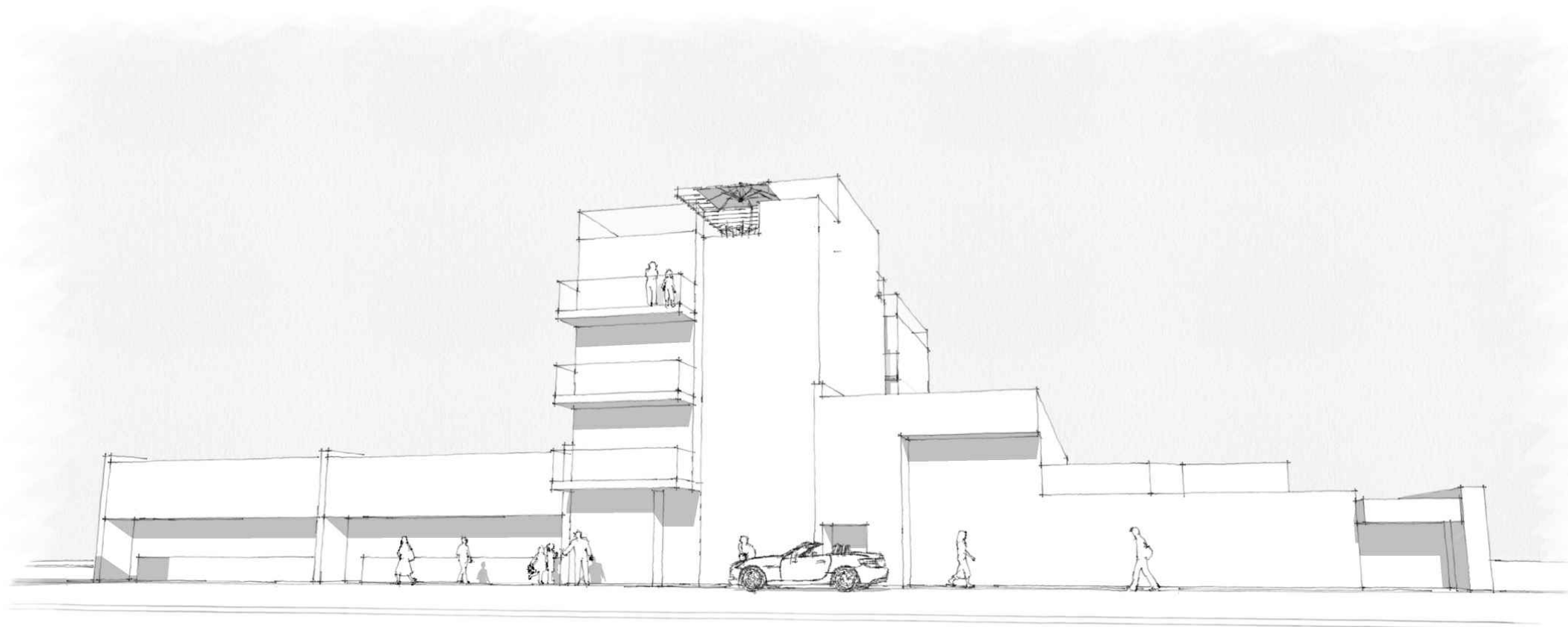
Property to be delivered free and clear of all financial encumbrances.

## IMPROVEMENTS

The property is currently improved with a two-storey home used as an office.

## PRICE

**\$657,500.00**



## DEVELOPMENT OPPORTUNITY

The development proposes a 6-storey mixed-use building featuring eight residential units and one CRU (360 sq. ft.). The top floor will feature two 2-level, 3-bedroom + den penthouses. Each penthouse will have its own private rooftop terrace. The total proposed building size is 15,600 square feet.

### DENSITY

6.0 FAR (3.5 FAR Proposed)

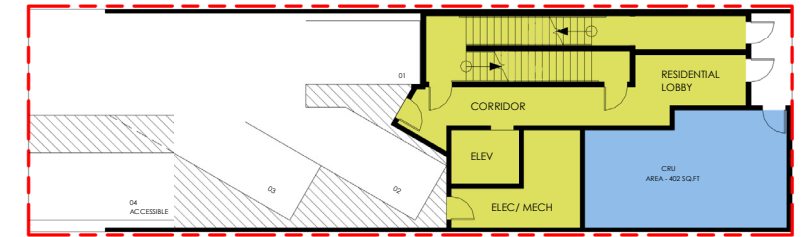
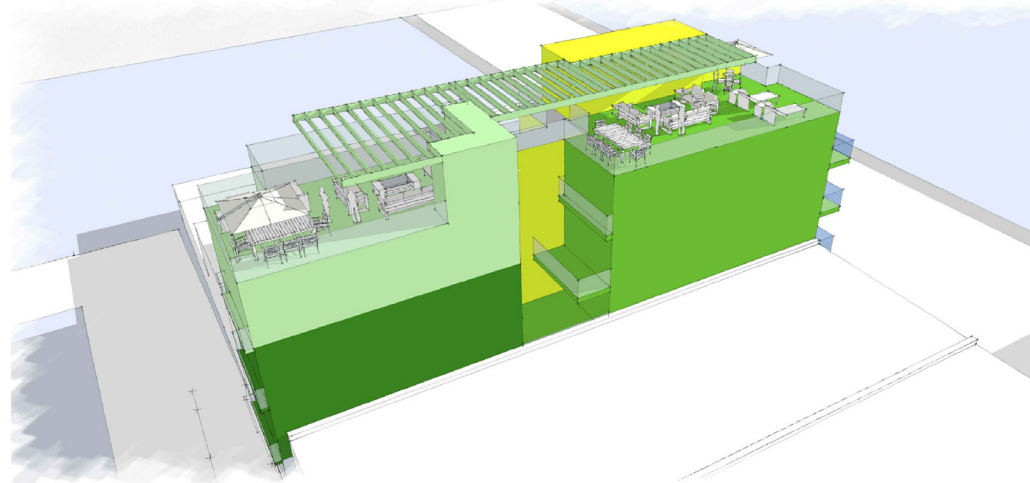


#### ⓘ IMPORTANT NOTICE

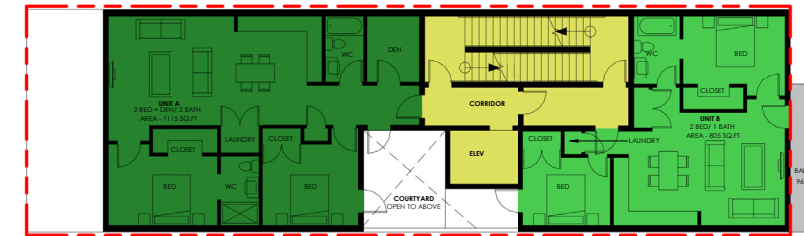
Please do not disturb tenants. Tours of the property will be arranged for the Buyer.



# SCHEMATIC DESIGN



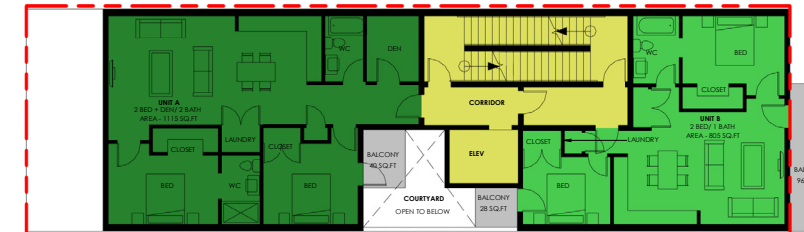
Level 1



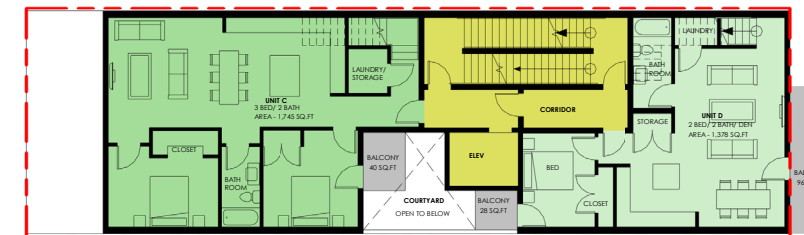
Level 2



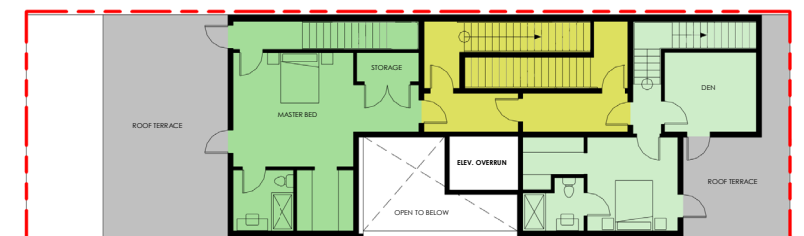
Level 3



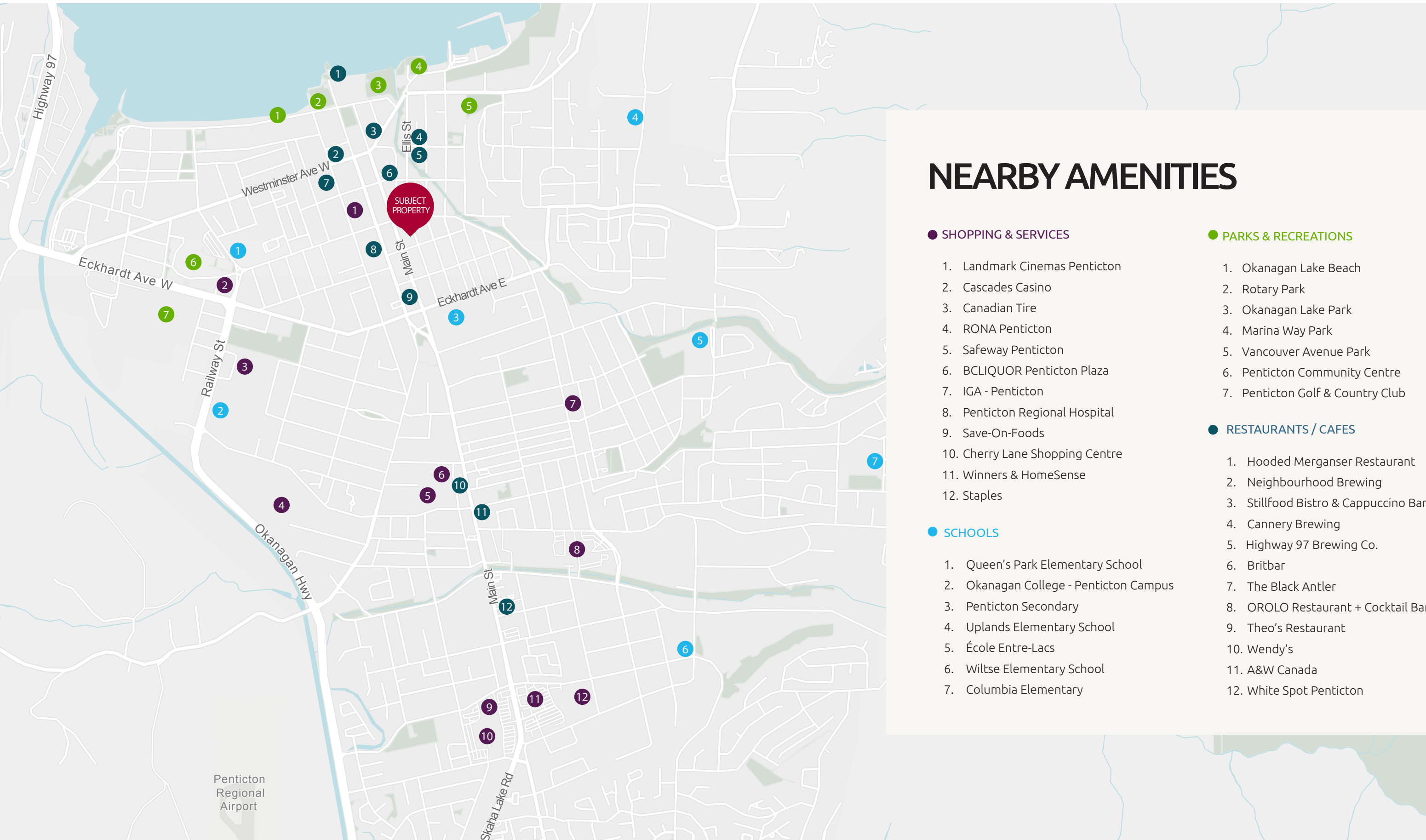
Level 4



Level 5



Level 6



## NEARBY AMENITIES

### ● SHOPPING & SERVICES

1. Landmark Cinemas Penticton
2. Cascades Casino
3. Canadian Tire
4. RONA Penticton
5. Safeway Penticton
6. BCLIQUOR Penticton Plaza
7. IGA - Penticton
8. Penticton Regional Hospital
9. Save-On-Foods
10. Cherry Lane Shopping Centre
11. Winners & HomeSense
12. Staples

### ● SCHOOLS

1. Queen's Park Elementary School
2. Okanagan College - Penticton Campus
3. Penticton Secondary
4. Uplands Elementary School
5. École Entre-Lacs
6. Wiltse Elementary School
7. Columbia Elementary

### ● PARKS & RECREATIONS

1. Okanagan Lake Beach
2. Rotary Park
3. Okanagan Lake Park
4. Marina Way Park
5. Vancouver Avenue Park
6. Penticton Community Centre
7. Penticton Golf & Country Club

### ● RESTAURANTS / CAFES

1. Hooded Merganser Restaurant
2. Neighbourhood Brewing
3. Stillfood Bistro & Cappuccino Bar
4. Cannery Brewing
5. Highway 97 Brewing Co.
6. Britbar
7. The Black Antler
8. OROLO Restaurant + Cocktail Bar
9. Theo's Restaurant
10. Wendy's
11. A&W Canada
12. White Spot Penticton

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FOR MORE INFORMATION, PLEASE CONTACT:

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