



FOR SALE

#101 1070 Lakeshore Dr W,
Penticton, BC

SEMI-WATERFRONT COMMERCIAL OPPORTUNITY

- 3,407 SF Premium Strata Property
- Immediate Income Plus Vacant Space for Occupancy
- Steps from Beach, Shops and Attractions

FOR SALE

\$2,650,000

SEMI-WATERFRONT COMMERCIAL OPPORTUNITY

#101 1070 Lakeshore Dr W,
Penticton, BC

HM Commercial Realty is pleased to present a prominent semi-waterfront commercial space in the heart of Penticton's vibrant tourism district, ideally positioned across from Okanagan Beach.

Offering a strategic foothold in one of the South Okanagan's most desirable and high-traffic locations.

- **Premium Strata Unit** – 3,407 SF on the main floor, currently demised into two distinct spaces:
 - Approx. 850 SF leased to The Pilates Mat Studio, featuring a stylish modern build-out with 2 washrooms, abundant natural light, and an inviting patio.
 - Larger owner-occupied space to be delivered vacant on possession—open concept layout with 1 washroom and kitchenette, ready for your vision.
- **Zoning Advantage** – C3 Mixed Commercial zoning allows for diverse uses, including retail, service, hospitality, and more.
- **Location Excellence** – Directly across from the beach with stunning lake and mountain views. Walking distance to restaurants, boutique shops, and Penticton's most popular attractions.
- **Built-in Income & Flexibility** – Immediate rental income from the leased space, plus the opportunity to occupy or lease the remaining unit.
- **Expansion Potential** – Rare option to acquire all three strata units in the building, enabling full-building control and potential strata dissolution.
- **Long-Term Value** – Penticton's thriving year-round tourism, limited waterfront commercial inventory, and growing local economy make this an asset with exceptional appreciation potential.

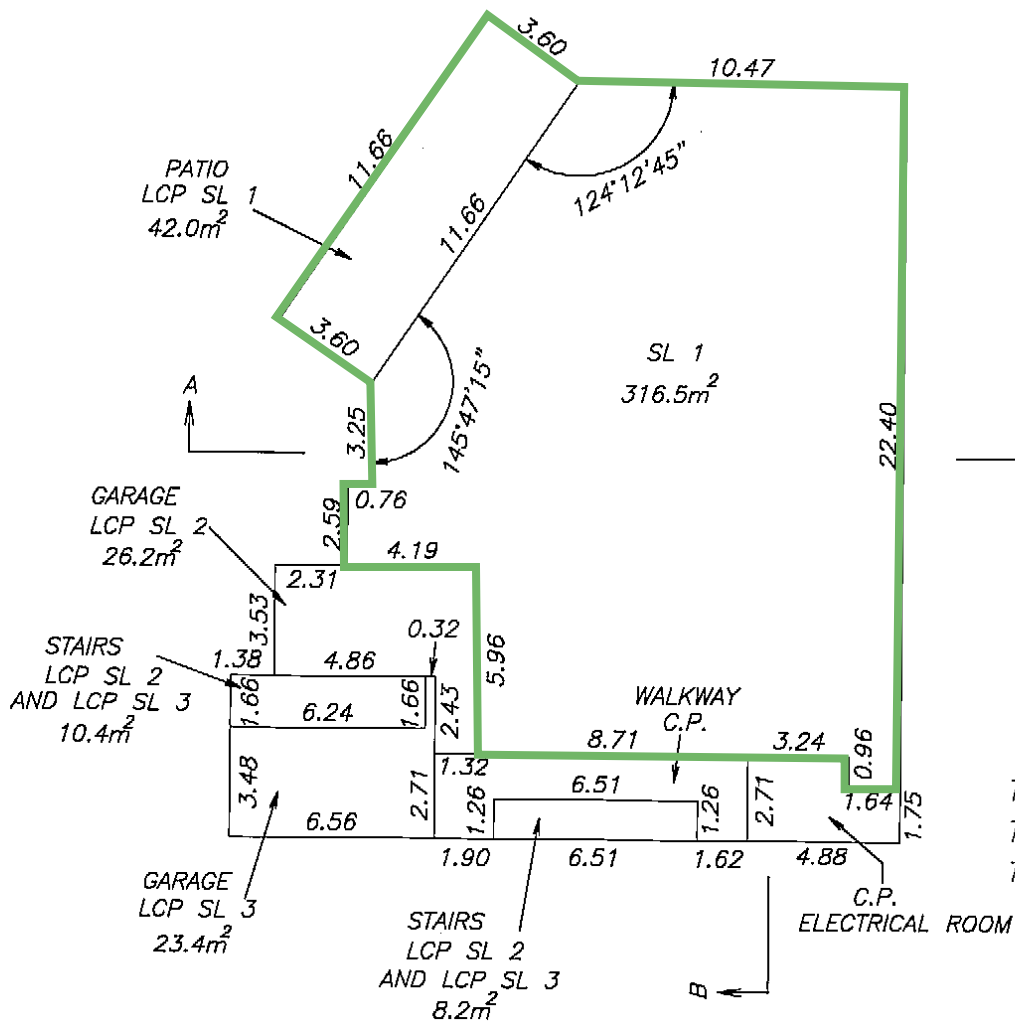


PROPERTY DETAILS

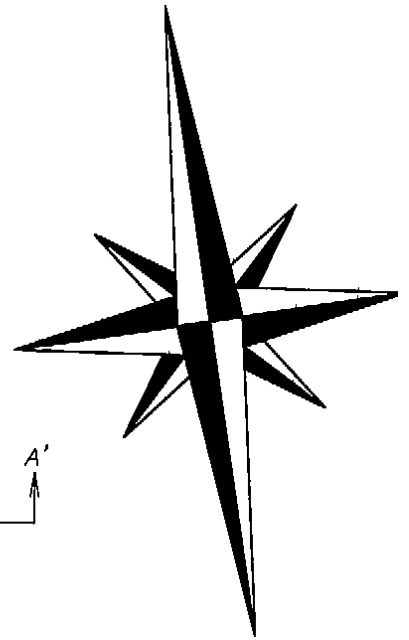


CIVIC ADDRESS	101-1070 Lakeshore Drive W, Penticton
LEGAL DESCRIPTION	STRATA LOT 1 DISTRICT LOT 3 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT STRATA PLAN KAS2601 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID	025-826-239
UNIT SIZE	3,407 SF
ZONING (CURRENT)	C3 Mixed Commercial
FUTURE LAND USE	Mixed Use
STRATA FEES	\$726.15/month including GST
PROPERTY TAXES	\$5,822.00 (2023)

STRATA PLAN



TOTAL AREA SL 1 316.5m²
 TOTAL AREA SL 2 263.2m²
 TOTAL AREA SL 3 320.7m²







ABOUT THE COMMUNITY

The community of Penticton is an iconic four season destination with events happening year-round. The highly coveted tourist destination hosts many festivals throughout the year like the peach festival, different wine festivals, a jazz festival, and Festive Ale - a festival to celebrate local breweries.

A major events center and large convention center keep local businesses thriving with lots of conventions, international acts and recording artists. There's even a Okanagan College campus close by.

The city holds beautiful beaches and lakes and a relaxing channel float, two marinas for motor and sail boating, three local golf courses, an incredible culinary scene, arts and culture, family fun, cycling and mountain biking, and limitless outdoor recreation opportunities! There are also many craft breweries, distilleries and cideries and the over 80 nearby wineries.

The city is also just an hour to wonderful skiing at Apex Mountain and 2 hours to Big White Ski Resort, just 4 hours to Vancouver.

- » Multiple festivals year round
- » Major events center and large convention center
- » Okanagan College campus nearby
- » Two marinas for motor and sail boating
- » Three local golf courses
- » Numerous craft breweries, distilleries, & cideries
- » Over 80 nearby wineries
- » Close to skiing





PENTICTON

PENTICTON CITY REPORT

Major Employers: Healthcare & Social Assistance, Retail Trade and Construction

POPULATION

36,885

9% increase census
to census

HOUSING \$

\$798,276

Avg. Single family
house pricing

INCOME

\$65,720

Median household
income after tax

VACANCY RATE

1.5%

Rental apartment
housing of Oct 2023

- **Location Description** | Directly across from Okanagan Beach, the Historic SS Sicamous, the Penticton Rose Garden and Loco Landing Adventure Park!
- **Proximity to Amenities** | Available transit around the corner just 1 minute walk, under 5 minutes to grocers, shopping, restaurants, and professional services.



ZONING

11.3 C3 – Mixed Use Commercial

PURPOSE

This **zone** provides areas for a mix of medium-*density* residential, **office** and limited retail or personal service commercial *uses* within a **building**.

11.3.1 PERMITTED USES

The *permitted uses* in this **zone** are:

- .1 *accessory use, building or structure*
- .2 *artisan crafts*
- .3 *assembly*
- .4 *business support service*
- .5 *commercial school*
- .6 *congregate housing*
- .7 *day care centre, major*
- .8 *dwelling unit*
- .9 *funeral service*
- .10 *grocery store*
- .11 *health service*
- .12 *high technology service*
- .13 *indoor animal daycare and grooming*
- .14 *indoor recreation*
- .15 *live work unit* (subject to specific use regulation 7.8)
- .16 *minor home occupation* (subject to specific use regulation 8.4)
- .17 *office*
- .18 *personal service establishment*
- .19 *restaurant*
- .20 *retail store*
- .21 *short term rental* (subject to specific use regulation 7.6)

11.3.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

Subdivision Regulations:

- .1 Minimum *lot width*: 18.0 m
- .2 Minimum *lot area*: 1000 m²

Development Regulations:

- .3 Maximum *lot coverage*: 50%
- .4 Maximum *density*: 2.0 FAR
- .5 Maximum *height*: 18 m
- .6 Minimum *front yard*: 3.0 m
- .7 Minimum *interior side yard*: 4.5 m
- .8 Minimum *exterior side yard*: 4.5 m
- .9 Minimum *rear yard*: 6.0 m

11.3.3 OTHER REGULATIONS

- .1 A minimum area of 10.0 m² of *amenity space* shall be provided per *dwelling unit*.
- .2 A maximum of 20% of the total required *amenity space* may be provided as *amenity space, indoor*.
- .3 A *dwelling unit* must be within the same *building* of a permitted commercial *use*.

ZONING

11.3.4 SITE SPECIFIC PROVISIONS

In addition to the *uses* listed above:

- .1 In the case of *Lot 4*, DL. 3, Group 7, SDYD, Plan 8666 except Plan KAP 71490, located at 1070 Lakeshore Drive West, *recreation equipment sales/rentals* including motor scooters not exceeding engine displacement of 50cc and other motorized *vehicles*, and a *bed and breakfast inn* within a *building* with more than one *dwelling unit*, shall be permitted.
- .2 In the case of Lot 1, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan EPP82665, located at 697 Wade Avenue West, "public parking" and "*storage and warehousing*" shall be permitted uses.

THE FINE PRINT



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Presented by:

OKANAGAN LIFE COMMERCIAL TEAM

LINDSEY TERMUL & CHAD TERMUL

Personal Real Estate Corporation

Licensed Commercial REALTOR®

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	101-1070 Lakeshore Dr W, Penticton
LEGAL DESCRIPTION	SL 1 DL 3 GROUP 7 SDYD SP KAS2601
PID	025-826-239

Collectively referred to as the Property (the “Property”)

Brian Stewart (“the “Owner”) is the Owner of the Property and has engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation and Chad Termul, 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.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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:

info@hmcommercial.com
Unison HM Commercial Realty
100 - 730 Vaughan Avenue, Kelowna, BC V1Y 7E4
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LEADERS IN COMMERCIAL REAL ESTATE

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