



**FOR  
SALE**



**WESTMIN 795**

## **795 WESTMINSTER AVENUE WEST, PENTICTON** **BRAND NEW COMMERCIAL STRATA UNIT**

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**CANTIRO**

**WILLIAM | WRIGHT**

## SALIENT FACTS

### SIZE

+/- 1,876 SQFT

### PARKING

3 exclusive visitor stalls  
and street parking

### ZONING

CD8

### PID

031-721-605

### GAS & WATER

Separately billed power,  
gas, and water

### ELECTRICAL

3-Phase (400 Amp)

### HEATING & COOLING

1 tonne per 350 SF

### COMPLETION

Estimated October 2024

### PRICE

\$1,080,000



## OVERVIEW

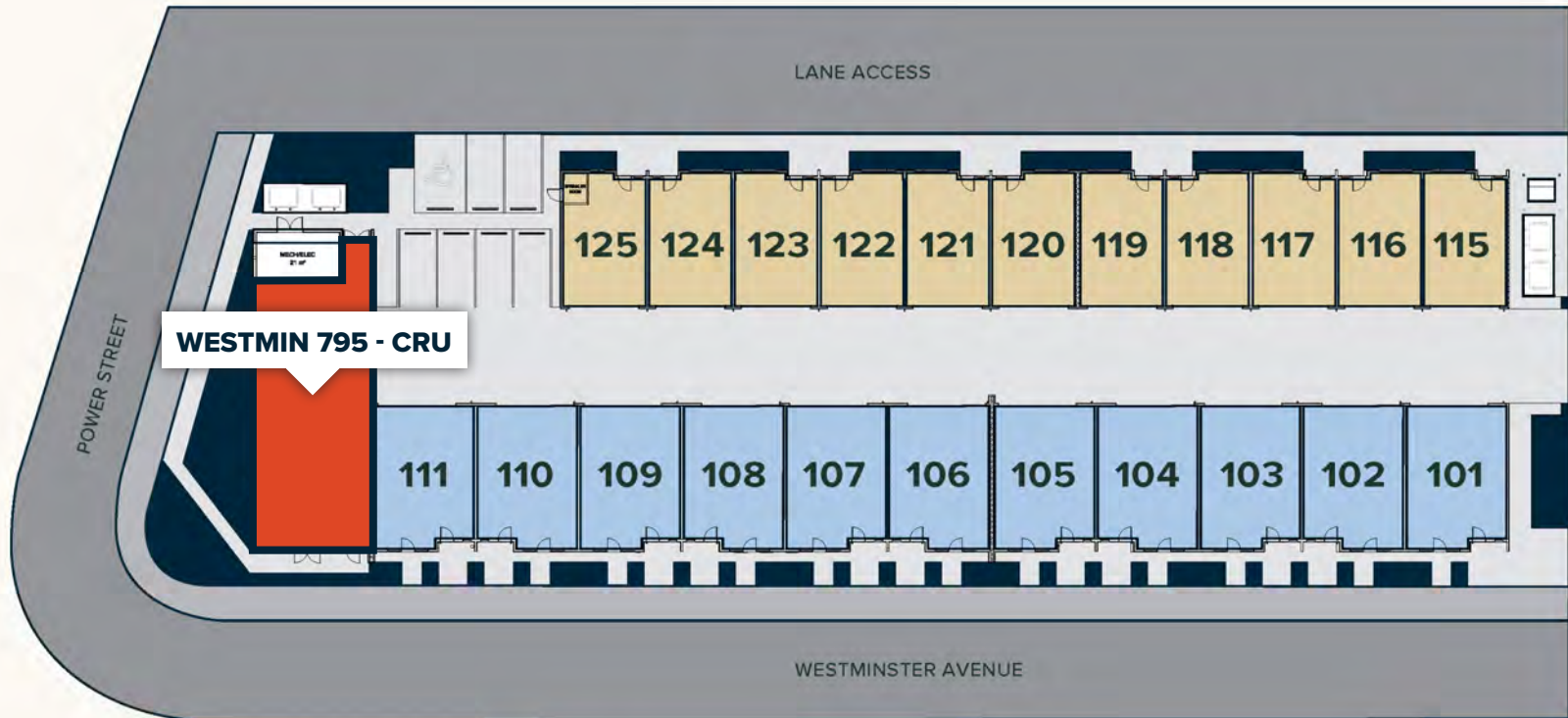
We are pleased to present this brand new commercial strata unit for sale located in one of Penticton's most desirable areas. Only one commercial unit of 1,876 sqft is available as part of Cantiro's new Westmin 795 boutique townhome development, so don't miss your chance of ownership at this marquee development. With an expected occupancy of fall 2024, this is the perfect time to secure your businesses space for the future in the growing community of Penticton.

**RARE COMMERCIAL  
OWNERSHIP  
OPPORTUNITY  
IN PENTICTON**



# WESTMIN 795

## SITE MAP



■ SKYLINE COLLECTION

■ SHOREWAY COLLECTION



[WESTMIN795.CA](http://WESTMIN795.CA)



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



## LOCATION

Westmin 795 is located in the north end of Penticton directly across from the South Okanagan Events Centre. It is less than 500 meters from the beach and only a few minutes walk to Main Street where countless retail shops, coffee/restaurants, and personal services are located. Westmin 795 is also located within the newly adopted North Gateway Plan which will dramatically revitalize this corridor of the city and make it the premier destination for residents and travelers (further information regarding the North Gateway Plan is outlined in these materials).

## AMENITIES

- **Food & Drink**
  - The Black Antler
  - Salty's Beach House
  - Yellow Dog Brewing
  - Slackwater Brewing
  - Wayne & Freda
  - Bear's Den
  - The Vault Bar & Grill
  - Palmer Casual Steakhouse
  - Starbucks
  - Tim Hortons
  - Socialē
  
- **Shops & Services**
  - SASS Boutique
  - Something Pretty Boutique
  - Valley First
  - RBC Royal Bank
  - Bank of Montreal
  - Riverside Village
  - TD Canada Trust
  - CIBC
  - Scotiabank
  - Foodland Market
  - Penticton Public Library
  
- **Beaches & Entertainment**
  - Okanagan Lake Beach
  - Penticton Golf & Country Club
  - Penticton Trade and Convention Centre
  - South Okanagan Events Centre
  - Cascades Casino
  - Ikeda Japanese Garden
  - Marina Way
  - Robinson Garden
  - Lakawanna Water Park
  - Rotary Park
  - Penticton Farmers' Market

# THE NORTH GATEWAY PLAN

The North Gateway Plan is a newly adopted redevelopment strategy located within the city's northwest corner. Its vision is to create a connected, complete sustainable destination that captures and celebrates Penticton's natural beauty, sports excellence, events and festivals while adding to

the economic vitality, housing diversity and local fare. This long-term plan will redefine the north end of Penticton and increase value for the entire surrounding area. Below is a snapshot of the "North Gateway":



## NORTH GATEWAY WALKING TOUR MAP

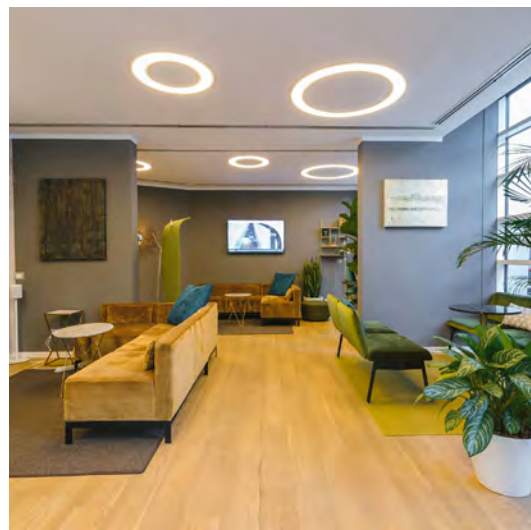
- 1 SOEC Campus**  
 The City has invested over \$200 million to create this entertainment and community-focused campus at the South Okanagan Events Centre, creating a strategic economic driver for the community.
- 2 Power / Westminster**  
 As a key transition from the North Gateway to the downtown core, this intersection will be home to over 350 new residential units, with streetscape upgrades to better connect the Penticton Trade & Convention Centre with Okanagan Lake.
- 3 Four Points Sheraton**  
 Through a competitive process in 2021, the City partnered with the private sector for the creation of a new 120-bed convention hotel, which is slated to open in 2023.
- 4 Westminster Avenue**  
 The old highway into Penticton will go through a redesign over the coming years, eliminating one lane of vehicle traffic and creating a multi-modal pedestrian-oriented streetscape.
- 5 Riverside / Wylie**  
 In 2018, the City partnered with the developer of the new townhome project to upgrade the surrounding road network.
- 6 Riverside Village**  
 The North Gateway's commercial hub opened in 2008 and has been a successful commercial development, pre-dating much of the development activity that will take place.
- 7 Highway 97**  
 Implementation of the North Gateway Plan involved working closely with the Ministry of Transportation & Infrastructure, with the goal of slowing down and better directing vehicle movements into the gateway.
- 8 City Land Acquisition**  
 The City is acquiring land in the area adjacent to the SOEC, providing opportunities for future growth, development and economic activity.





## ALLOWABLE CD8 ZONING USES

- artisan crafts
- bakery
- business support service
- cannabis retail store
- craft brewery/distillery
- day care centre, major
- financial service
- health service
- indoor animal daycare and grooming
- indoor amusement, entertainment and recreation
- liquor primary licensed premise
- office
- on-site beer/wine making
- personal service establishment
- recreation equipment sale, service and rentals
- restaurant
- retail store





## ABOUT THE DEVELOPER

# CANTIRO™

HOMES - COMMUNITIES - COMMERCIAL - RESIDENTIAL RENTALS

With over 25 years of real estate experience, we have developed visionary communities, built innovative homes, designed luxury condos, created the best townhomes and inspired some of the most interesting commercial properties. In each one of our four divisions—Homes, Communities, Commercial and Residential Rentals—our customers' lives are at the centre of every decision we make.

We challenge everything to make sure we're always going beyond for our customers and partners, pushing boundaries and keeping the future in mind today. That's why we never accept acceptable.

From our homes and communities, to the commercial and rental spaces we develop, every element has been thoughtfully planned to deliver world-class real estate solutions. Because at Cantiro, we create the environments for amazing lives to happen.



**FOR MORE INFORMATION CONTACT**

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