

6137 & 6147 LIPSETT AVENUE, PEACHLAND HIGHLY COVETED TOWNHOME SITE

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WILLIAM | WRIGHT



## **OVERVIEW**

Amazing 1.75 acre townhome site located in Peachland, BC. The site features breathtaking views over Okanagan Lake and is easily accessible from Highway 97. The site recently received approval for RM4 Multi-Units Residential zoning (Medium Density) and is ready for development. Zoning allows for up to a 34 unit townhome development. All city utilities are available at the property line, ensuring a smooth and quick development process. A data room is available upon receiving a signed NDA.

HIGHLY COVETED TOWNHOME SITE WITH THE ABILITY TO DEVELOP UP TO 34 UNITS



# **TECHNICAL CONSIDERATIONS**

Internal roadway undulates down the slope to provide beneficial access to the neighbouring property at 6160 HWY 97. As a condition of the sale, an easement will be registered through 6137 & 6147 Lipsett Ave in favour of access for 6160 Hwy 97.

# **SALIENT FACTS**

## **SITE SIZE**

+/- 1.75 Acres

#### **ZONING**

RM4 Multi-Unit Residential — Medium Density

## PID

032-332-700

## **PROPOSED UNITS**

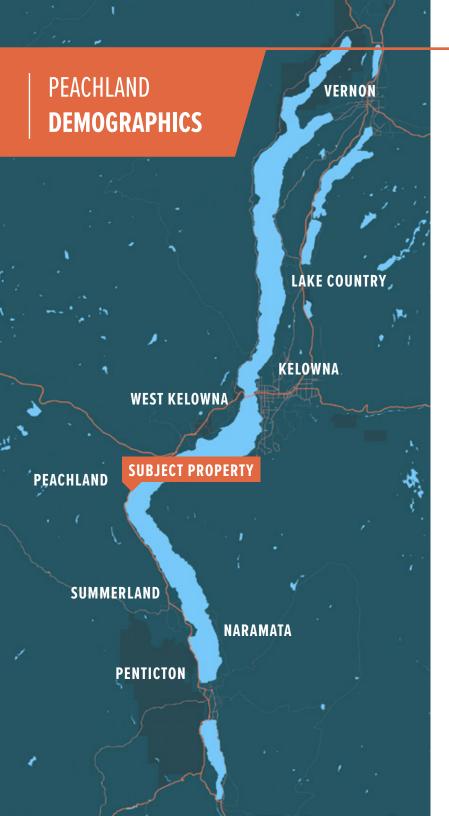
34 townhome units

## **LEGAL DESCRIPTION**

LOT 1 & 2 BLOCK 14 DISTRICT LOT 1183 OSOYOOS DIVISION YALE DISTRICT PLAN 792

### **PRICE**

\$2,380,000





**5,789** POPULATION (2021)



**60 YEARS** MEDIAN AGE



**64.8**% OVER THE AGE 50



**56.6**% POST SECONDARY EDUCATED

## PEOPLE



**75.4**% 1 - 2 PERSON HOMES



95.7% SINGLE / MARRIED W/O KIDS<sup>1</sup>



\$1.25 M AVG TOWNHOME LIST PRICE<sup>2</sup>



**14 DAYS**AVG DAYS ON
THE MARKET<sup>2</sup>

## **HOUSEHOLD STATS**



\$72.3K
MEDIAN HOUSEHOLD
INCOME



**32.0**% \$100K+ HOUSEHOLD INCOME



**86**% **14**% OWNED RENTED

## **EMPLOYMENT**

SOURCE: CMHC ADAPTED FROM STATSCAN, 2022
NOTE: 95.7% OF ONE AND TWO-PERSON HOUSEHOLDS ARE SINGLE OR MARRIED WITHOUT KIDS.
NOTE: 2: BASED ON DATA COMPILED ON JUNE 2022. LIST PRICE BASED ON 21 ACTIVE LISTINGS. PER OMREB



# **LOCATION**

The property is located on the hills of Peachland along Lipset Avenue. It is easily accessible off of two nearby exits on Highway 97 and within a 10 minute drive to all essential amenities such as groceries, gas, restaurants, and more.











**ABOUT THE DEVELOPER** 

# CANTIRO

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#### FOR MORE INFORMATION CONTACT

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