

**FOR
SALE**



6137 & 6147 LIPSETT AVENUE, PEACHLAND
HIGHLY COVETED TOWNHOME SITE

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CANTIRO

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**



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

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.

PEACHLAND DEMOGRAPHICS



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 KIDS¹



\$1.25 M
AVG TOWNHOME
LIST PRICE²



14 DAYS
AVG DAYS ON
THE MARKET²

HOUSEHOLD STATS



\$72.3K
MEDIAN HOUSEHOLD
INCOME



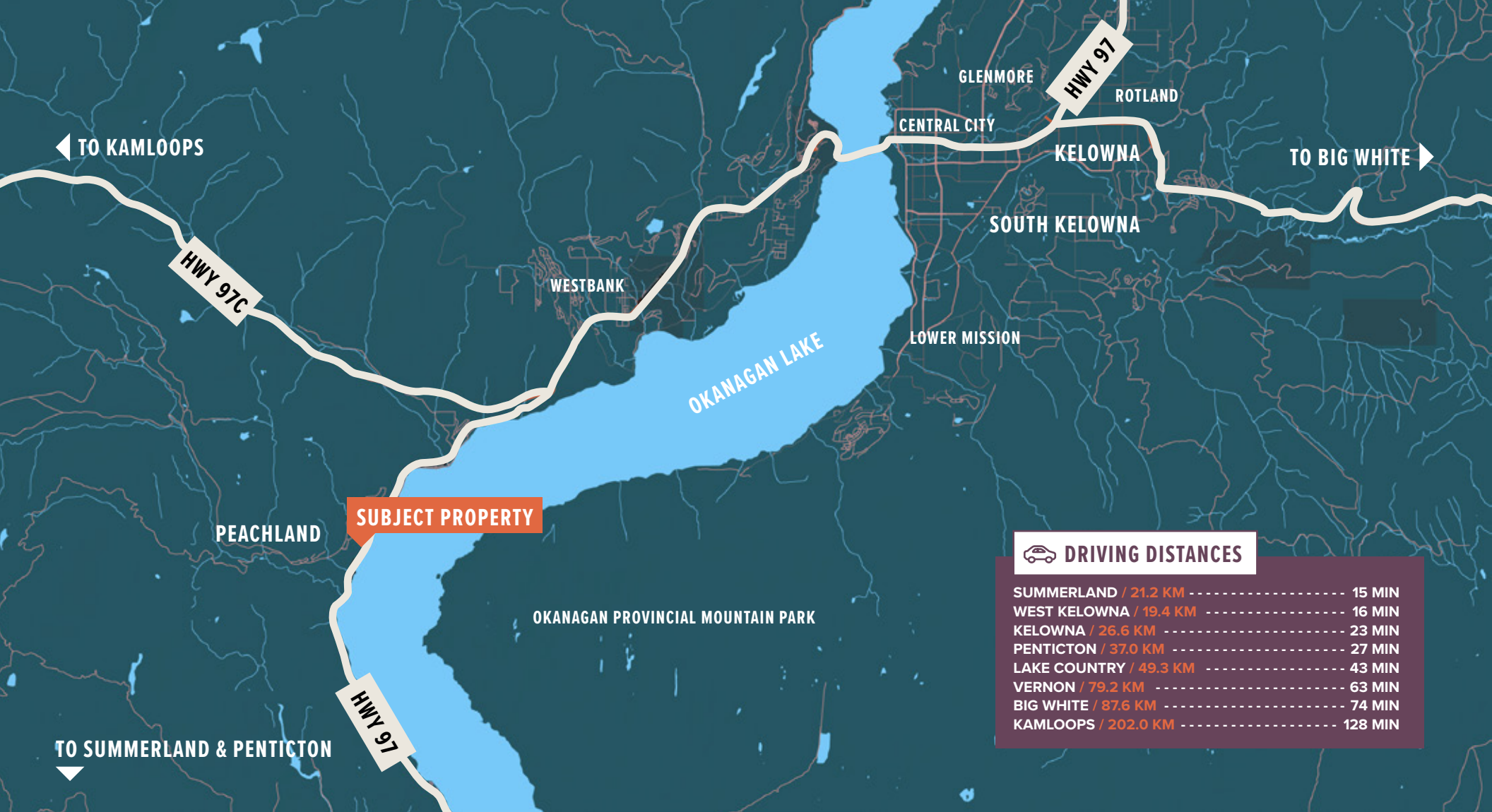
32.0%
\$100K+ HOUSEHOLD
INCOME



86% OWNED **14% RENTED**

EMPLOYMENT

SOURCE: CMHC ADAPTED FROM STATSCAN, 2022
NOTE 1: 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.



Rendering is from another project and not approved for this site.





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**SHELBY KOSTYSHEN**

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