

# WADE + RIGSBY

535/549 Wade Ave

Penticton, BC



T A The  
G Aitkens  
Group

real

## Developers Dream Lot

Developers Multifamily Dream Lot!  
Located at the corner of Wade Ave W  
and Rigsby Street in the heart of  
Penticton's north end, these 3  
separately titled lots are a short walk  
from Okanagan Lake Beach. Zoning of  
RM3 allows for High Density Residential  
Development with a FAR of 1.6 that  
allows up to 47,300 SQFT +/- of  
developable floor area with a building  
height of up to 6 stories. This is the  
largest vacant parcel available and  
ready for development, with close  
proximity to Okanagan Lake. .

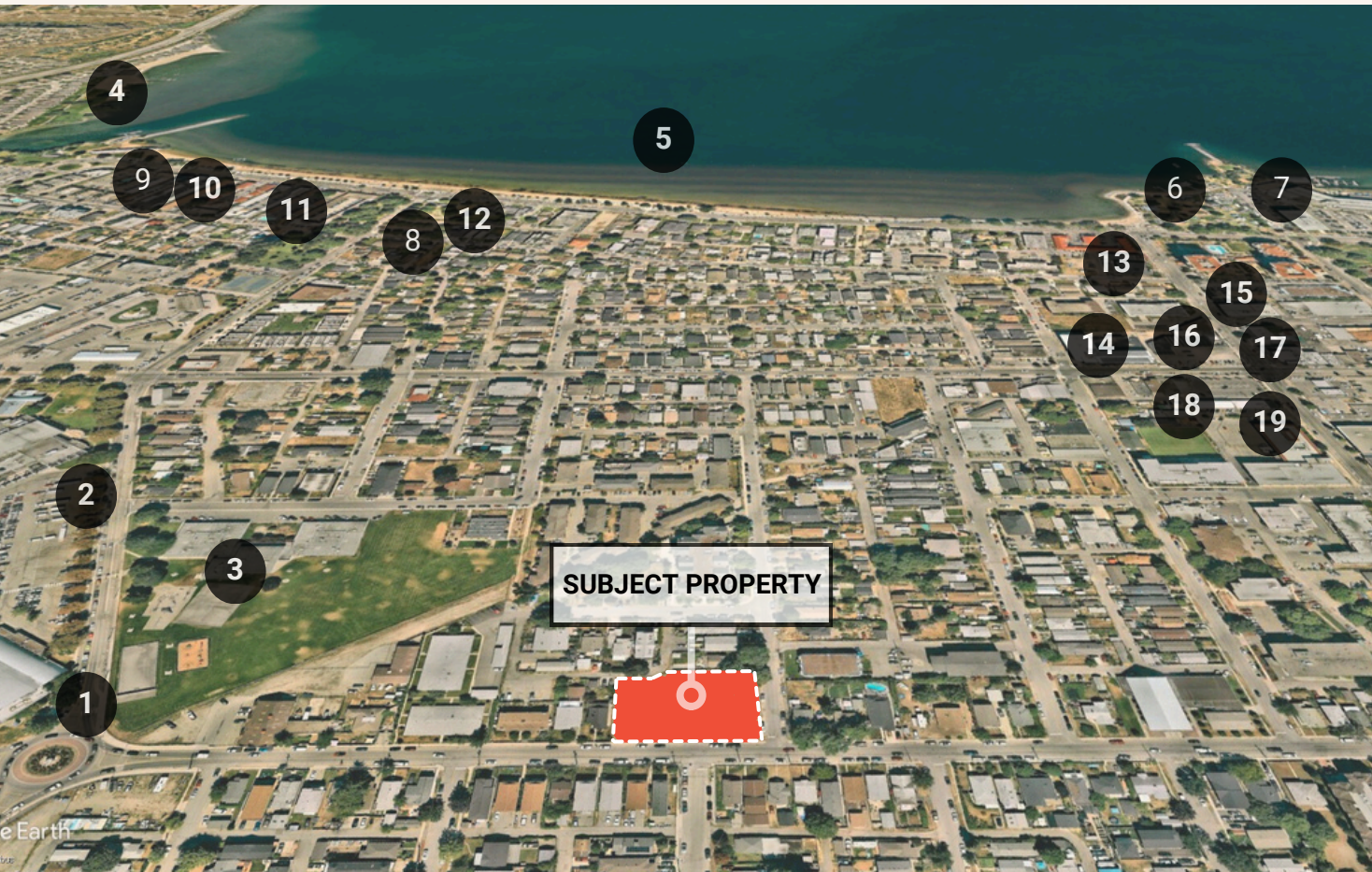




## Property Details

- LOCATION - WADE AVE + RIGSBY ST
- SIZE - 0.68 Acres = 29,620 SQFT
- ZONING - RM3 Medium Density Multi Housing
- MAX DENSITY - 1.6 FAR = 47,392 SQFT
- MAX BUILDING LOT COVERAGE - 50% = 14,810 SQFT
- MAX HARD SURFACE LOT COVERAGE - 60% = 14,810 SQFT
- MAX HEIGHT - 24 Meters = Six Stories
- REQUIRED AMENITY SPACE - 20SQM/Unit
- REQUIRED PARKING - 1/Unit + 0.25/Unit for Visitors

# Neighbourhood Amenities



1. S. Okanagan Events Centre
2. Community Centre
3. Queen's Park Elementary
4. Penticton Channel
5. Okanagan Lake
6. Rotary Park
7. Lakeside Resort
8. Lakawanna Park
9. Salty's Beach House
10. Elma
11. Sociale
12. Patio Burger
13. Koya Japanese
14. Soe Cafe
15. Yellow Dog Brewery
16. Wayne + Freda Coffee
17. Neighbourhood Brewing
18. Pizzeria Tratto
19. Black Antler



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