



FOR SALE

575 PAGE AVE. | PENTICTON, BC



PROPERTY DETAILS:

- 10.03 ACRE INDUSTRIAL SITE
- AMPLE PARKING, LARGE YARD FOR EQUIPMENT, FLAT TOPOGRAPHY
- TREMENDOUS POTENTIAL FOR WIDE RANGE OF INDUSTRIAL & COMMERCIAL USES

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Prime 10-Acre Industrial Opportunity Zoned M1 – General Industrial. This exceptional 10-acre flat parcel of highly usable industrial land is offering tremendous potential for a wide range of industrial and commercial uses. Ideally located in a thriving industrial corridor with excellent access to major transportation routes, this property is perfectly suited for businesses needing scale, functionality, and future growth opportunities. The main building spans approximately 38,000 sq ft and features 12 well-appointed offices, multiple meeting rooms, a spacious lobby with a professional reception area, accessible washrooms, and nearly 30,000 sq ft of clear-span commercial/industrial space with high ceilings and multiple overhead doors—ideal for warehousing, production, or manufacturing. Two additional buildings, measuring approximately 24,000 sq ft, provide expanded operational capacity, including 7 offices, meeting rooms, staff locker room and lunchroom, lobbies with reception areas, multiple restrooms, and approx. 17,000 sq ft of flexible industrial space. Site features include ample on-site parking, a large yard for equipment storage or expansion, flat topography ideal for logistics, and easy truck access. This property also offers development or subdivision potential, subject to municipal approvals. A rare offering for investors or operators seeking premier industrial real estate.



PROPERTY DETAILS:



CIVIC ADDRESS	575 PAGE AVE., PENTICTON BC
LEGAL DESCRIPTON	LOT B DLS 3429S & 3821S SDYD PLAN 23195
PID	006-543-596
LAND AREA	10.03 ACRES
ZONING	M1
FUTURE LAND USE	GENERAL INDUSTRIAL
PROPERTY TAXES	\$118,175 (2025)

LOCATION OF SERVICES:



SANITARY IN **PINK**

STORM SEWER IN **GREEN**

WATER IN **BLUE**

ENVIRONMENTAL

Phase I Environmental Site Assessment completed by Tetra Tech in 2024.
– Ask listing agent for further info.

ZONING

12.1 M1 –General Industrial

PURPOSE

This **zone** provides for mix of general and light industrial **uses**.

12.1.1 PERMITTED USES

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

- .1 **accessory use, building or structure**
- .2 **animal clinic**
- .3 **animal shelter**
- .4 **artisan crafts**
- .5 **building and garden supply**
- .6 **business support service**
- .7 **call centre**
- .8 **cannabis production facility**
- .9 **contractor service, general**
- .10 **contractor service, limited**
- .11 **fleet service**
- .12 **funeral service**
- .13 **garden centre**
- .14 **general industrial use**
- .15 **government service including outdoor storage**
- .16 **high technology service**
- .17 **household repair service**
- .18 **Indoor animal daycare and grooming**
- .19 **mobile catering food service**
- .20 **motor vehicle body repair and paint shop**
- .21 **motor vehicle and equipment repair shops**
- .22 **motor vehicle and equipment services, Industrial and agriculture**
- .23 **motor vehicle sales and rental**
- .24 **outdoor storage, excluding wrecking yard**
- .25 **restaurant**
- .26 **one security/operator dwelling unit** (subject to accessory suites regulation 8.5)
- .27 **self- storage**
- .28 **storage and warehouse**
- .29 **utility service, major**
- .30 **wholesale business**

12.1.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

Subdivision Regulations:

.1	Minimum lot width	20.0 m
.2	Minimum lot area	1000 m ²

Development Regulations:

.3	Maximum height	15 m
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.4	Minimum front yard	6.0 m
.5	Minimum Interior side yard	0 m and 3.5 m
	.a when abutting a residential, commercial, public or Institutional zone	6.0 m
	.b when abutting a lane	3.0 m
.6	Minimum exterior side yard	4.5 m
.7	Minimum rear yard	0 m
	.a when abutting a residential, commercial, public or Institutional zone	7.5 m

12.1.3 OTHER REGULATIONS

- .1 An **accessory use** may include an indoor display, **office** and technical training and/or retail sales area for products assembled or manufactured on site.
- .2 The floor area devoted to **accessory uses** shall not exceed 25% of the **gross floor area** of a building.
- .3 A **security/operator dwelling unit** shall not exceed a **gross floor area** of 100 m².
- .4 A **restaurant** shall be limited to 100 m² **gross floor area**.
- .5 In the case of a business servicing or repairing **recreational vehicles**, overnight parking of RVs shall be considered an **accessory use**.
- .6 A **funeral service** shall be limited to 250m² **gross floor area**.

12.1.4 SITE SPECIFIC PROVISIONS

- .1 In the case of **Lot 2**, Plan 6155 located at 201 Okanagan Avenue East a Fitness centre and food take out delivery shall be a **permitted use**.
- .2 In the case of **Lot A**, DL 3821S, SDYD, Plan KAP51916, located at 1363 Commercial Way an **Indoor amusement, entertainment and recreation** facility in a **building** with a minimum floor area of 230 m².
- .3 In the case of **Lot 1**, District Lot 251 Similkameen Division Yale District Plan 12353, located at 2250 Camrose Street, the use of the premises by a non-profit society:
 - .a Providing family service operations to include life skills training (may include cooking, budgeting, first aid), employment skills training, and work experience facilitation; and
 - .b Operating a second hand store which primarily sells donated used merchandise; and
 - .c Operating a food bank for the purposes of storing and distributing food products for non-profit and charitable purposes; and
 - .d Operating administrative offices shall be permitted.
- .4 In the case of Lot 1 District Lots 250, 2710, 3429S and 3821S Similkameen Division Yale District Plan 37288, located at 1641 Dartmouth Road, indoor recreation with a maximum building footprint of 1,300m² (14,000 square feet) shall be permitted.
- .5 In the case of **Lot A** District **Lot 251**, Similkameen Division Yale District Plan 27421 except Plan KAP70297, located at 2324 Government Street, **Indoor recreation** use shall

be permitted within one unit (shown as Building 3 in Figure 1 below) having a maximum building footprint of 335m²." (Bylaw No. 2025-08)

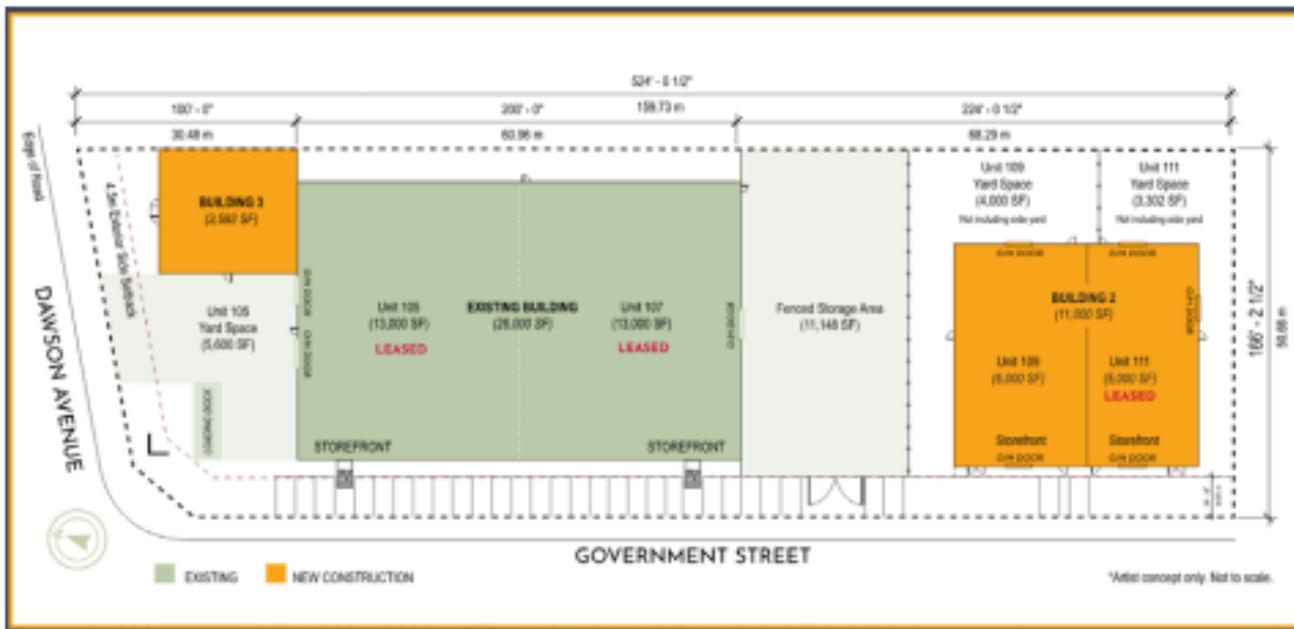


Figure 1: Site Plan (2324 Government)



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Leaders in the South Okanagan Real Estate Community. Team Thompson is an award-winning Penticton real estate team. The Team Thompson Real Estate Group is the evolution of a long-standing real estate leader in the South Okanagan, Team Thompson. The original “Mother and Son Real Estate Team”. Team Thompson has been proudly assisting clients buying and selling real estate in the South Okanagan since 1988. With the retirement of Ann Thompson in 2014, Steve Thompson continued to foster the well-established reputation he and Ann had worked tirelessly to earn.



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