



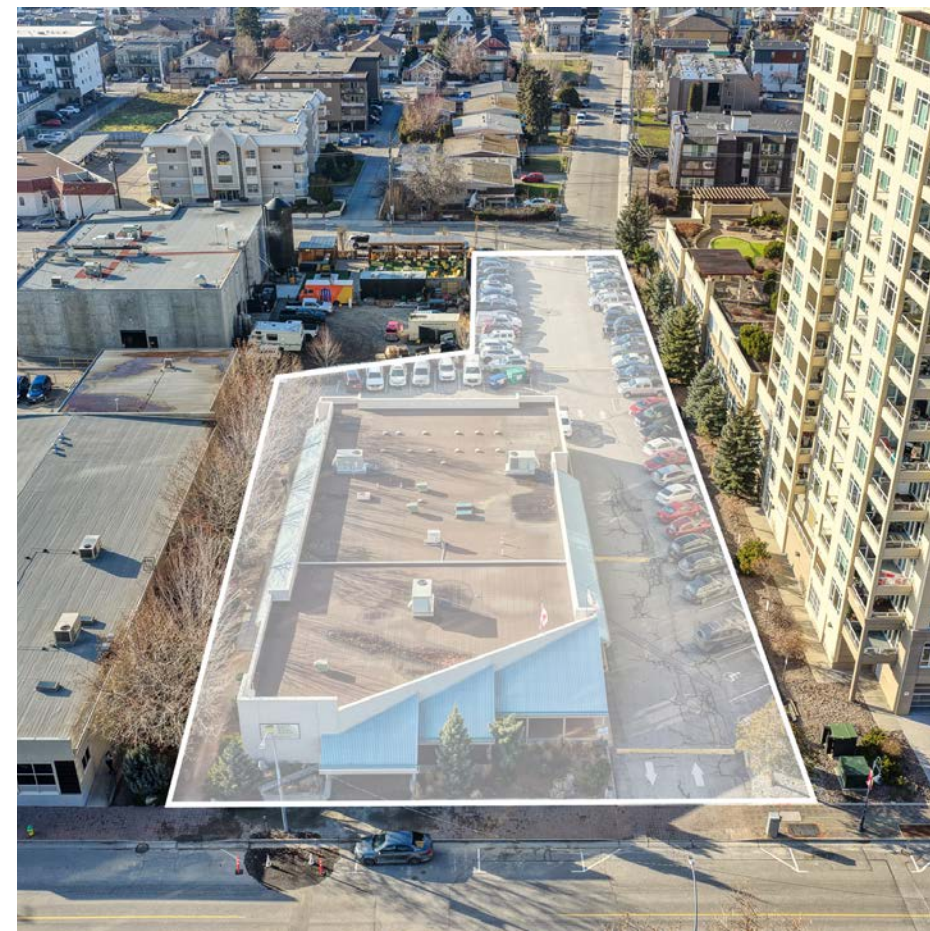
Development Opportunity in Downtown Penticton

- Combined lot size: ± 0.95 acres with an existing single-storey $\pm 10,500$ SF building, formerly home to the Regional District of Okanagan-Similkameen. Walking distance to Okanagan Lake, Main St, restaurants, retail, and civic amenities.
- High-density redevelopment opportunity with potential for purpose-built rental, mixed-use residential, or hospitality concepts (subject to approvals).

PROPERTY DETAILS

LIST PRICE: \$4,533,000

CIVIC ADDRESS	101 Martin Street, Penticton	98 Winnipeg Street, Penticton
LEGAL DESCRIPTION	Lot 2 District Lot 202 Similkameen Division Yale District District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan KAP71211	Lot 4 District Lot 202 Similkameen Division Yale District District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan KAP71211
PID	025-418-190	025-418-211
LAND AREA	0.749 AC	0.197 AC
ZONING	P1, Public Assembly	
FUTURE LAND USE	Institutional and Civic	
POTENTIAL DENSITY (FAR)	6.0 with C5 Zoning	
PROPERTY TAXES	\$966 (2025)	\$483 (2025)
PRICE PER SF OF LAND	\$110	\$110



OVERVIEW

**101 MARTIN ST & 98 WINNIPEG ST,
PENTICTON, BC**

Development Opportunity -

HM Commercial Realty is pleased to present the opportunity to purchase a ±0.95 acres development site suitable for condominiums or purpose built rental apartments.

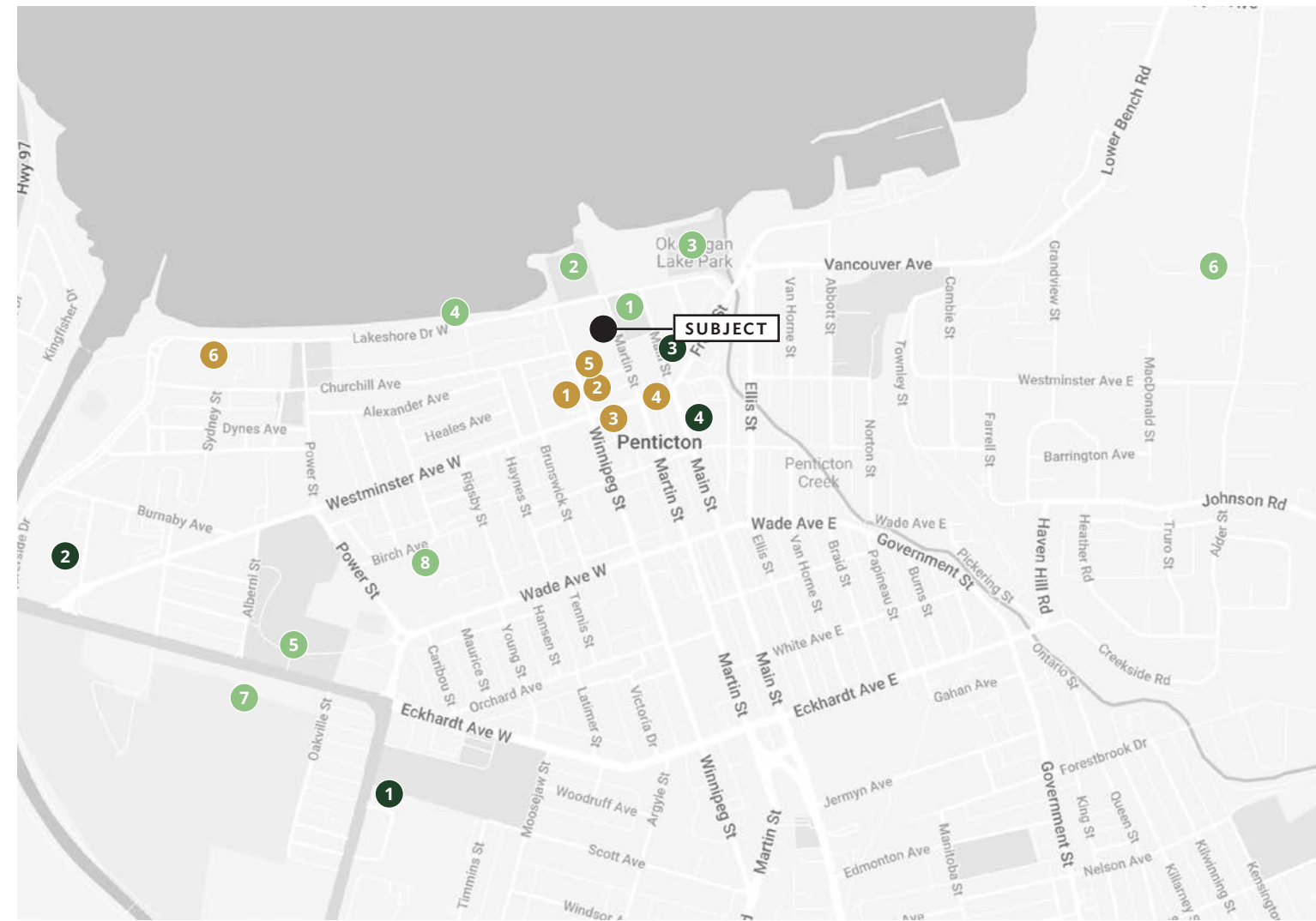
- Current zoning: P1
- The Property is offered in its current zoning. The Seller will consider offers conditional upon the Buyer obtaining rezoning to C5 (Urban Centre Commercial)
- C5 zoning allows gross FAR of up to 6.0, providing meaningful density potential
- Dual site access via Martin Street and Winnipeg Street
- No minimum parking requirements under C5 zoning, enhancing developable efficiency and project economics
- Ground-floor commercial required, with residential permitted above, aligning with modern mixed-use urban development trends
- List price equates to ~\$110/SF of land
- Occupancy required through end of 2026; flexible closing/leaseback options available
- CMHC-reported Penticton rental vacancy rate of approximately 2.6%, underscoring strong rental demand fundamentals



AERIAL

Unbeatable Location in Downtown Penticton

Exceptionally well located in Penticton's Downtown Core, just steps from Okanagan Lake, the Farmer's Market site, boutique shops, craft breweries, local restaurants, coffee shops, hiking, and more.



LOCATION

CIVIC & RECREATION

1. Gyro Park
2. Rotary Park
3. Okanagan Lake Park
4. Okanagan Lake Beach
5. South Okanagan Events Centre
6. Uplands Elementary School
7. Penticton Golf & Country Club
8. Queen's Park Elementary

SHOPS & SERVICES

1. Canadian Tire
2. Quality Greens
3. Freeride Board Shop
4. Boutique Shopping

RESTAURANTS & BREWERIES

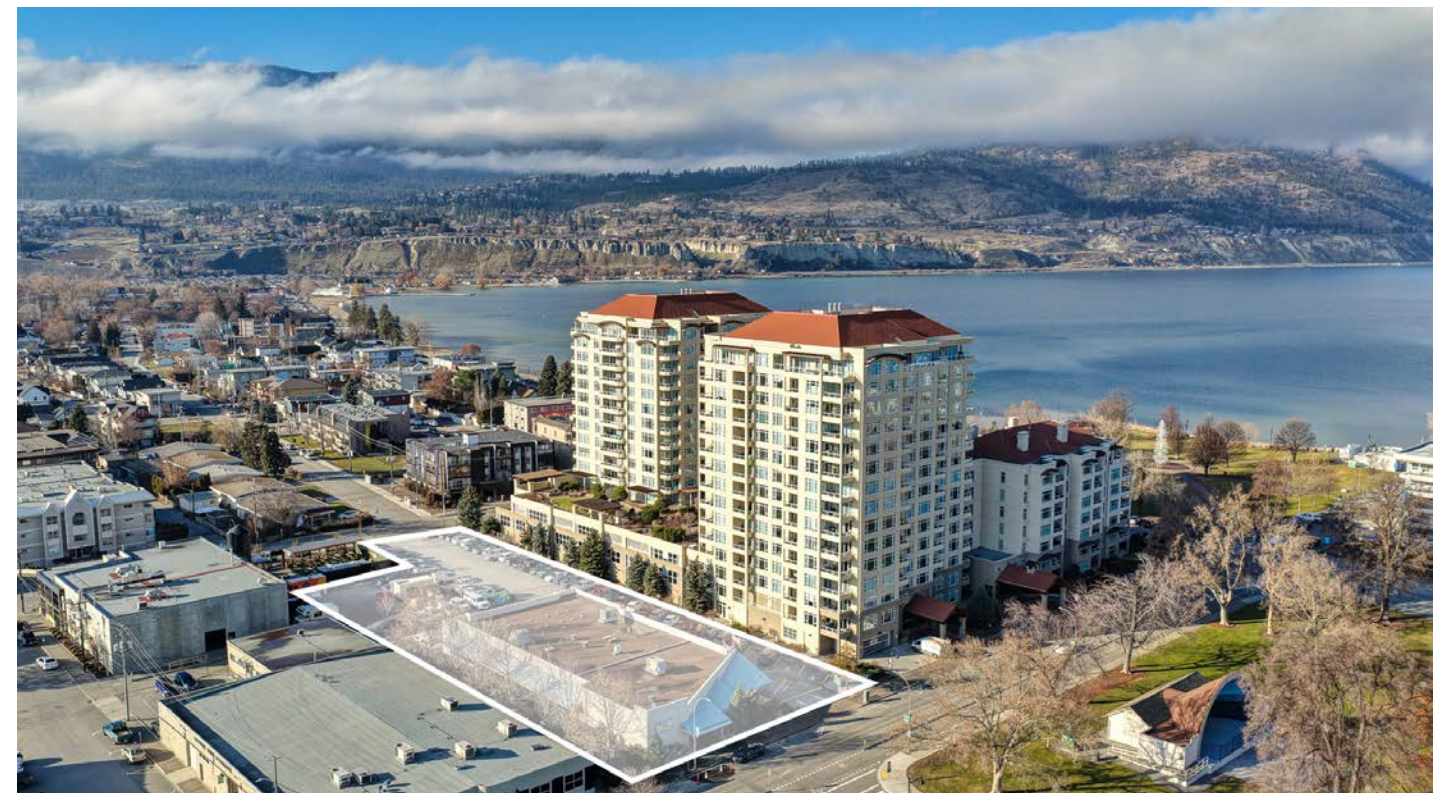
1. Wayne & Freda
2. Neighbourhood Brewing
3. The Black Antler
4. BNA Penticton
5. Yellow Dog Brewing
6. Salty's Beach House

DEVELOPMENT ANALYSIS

Land Area & FAR Analysis		
Land Area (Acres)		0.95
Land Area (Sq.Ft.)		41,208
Max FAR (C5 Zoning)		6.0
Realistic FAR*		2.35
Max Height (metres)		36.6
Max Height (Storeys)		12.0
Gross Floor Area		96,838
less: Adjustment for Corridors/Common Areas/Storage	15%	-14,526
Max. Net Floor Area (Net Rentable/Saleable Sq.Ft.)		82,313
Valuation (Price/Saleable)		
Market Price/Saleable Sq.Ft.		\$55
Market Value		\$4,533,000
Valuation (Price/SF of Land)		
Market Price/Land Sq.Ft.		\$110
Market Value		\$4,533,000

Note: City of Penticton's FAR includes hallways & corridors so the Net FAR is adjusted by 15% to account for these common areas and reflects a true Price/Net Saleable or Rentable Square Foot.

* FAR of 2.35 used to account for realistic achievable density with a 6 storey wood frame development





THE FINE PRINT

Important Information & Disclaimers

This document/email has been prepared by HM Commercial Realty for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	101 Martin Street & 98 Winnipeg Street, Penticton, BC
LEGAL DESCRIPTION	Lot 2 & 4 District Lot 202 Similkameen Division Yale 2021 District And Of District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan Kap71211
PID:	025-418-190 & 025-418-211

Collectively referred to as the Property (the "Property")

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN ("the "Owner") is the Owner of the Property and has engaged Will Pigott Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer Agent's Signature	Buyer Agency Name
_____	_____
Buyer Agent's Name(Please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

Once completed in full, please email to:

info@hmcommercial.com
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Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



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