

# 96 Yorkton Avenue, Penticton

\$1,199,000



This income producing property is tenanted by an excellent daycare which pays rent as well as property tax and insurance. There is also a potential to assume the current low rate mortgage for qualified and approved purchasers. Penticton has a strong demand for this type of business and limited properties that meet the criteria. 96 Yorkton has a special designation in the City of Penticton zoning bylaw to allow R1 (daycare centre major). The lot is over 10,000 sqft with tons of space for learning inside and outside, and it's conveniently located just over a block away from Skaha Park and the beach. The rear yard is fenced and grassed with a playground area in the back, as well as a detached heated garage measuring 20x25 feet. There is plenty of room for parking on the property outside of the play areas. This is a great opportunity if you are looking to invest for now or the future! Contact your favorite agent for more information. (id:56120)

## KEY INFORMATION

MLS® 201939

Residential Detached

Penticton

4 Bedrooms

2 Bathrooms

2,585 SF

10,454 SF Lot

## FEATURES

Year Built: 1971

Listed By: Royal LePage Locations West

