



123 FRONT STREET
PENTICTON, BC

New Commercial Units Steps Away From Okanagan Lake

FOR LEASE

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Opportunity

Opportunity to lease brand new ground floor commercial units coming soon to downtown Penticton offering a location with high visibility and local tourism. This desirable downtown location is just minutes to the Okanagan Highway, close to many amenities and Okanagan Lake. With flexible C5 Zoning, these units are currently a blank canvas and can be fully customized by tenant. The new mixed-use building includes purpose-built residential rentals above and creates a great location to capitalize on Penticton's continued growth.



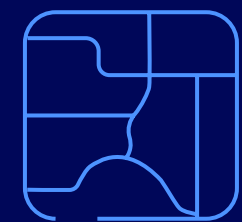
Civic Address	123 Front Street, Penticton BC
Legal Description	LOT A DISTRICT LOT 202 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP76240
PID	030-302-633
Zoning	Flexible C5 Zoning
Units For Lease	4 CRUs, can be made contiguous
Lease Size	476 SF up to 2153 SF
OCP	Mixed-Use
Anticipated Completion	March 2026
Basic Rent	\$27.00 PSF
Additional Rent	\$8.00 PSF

Property Highlights

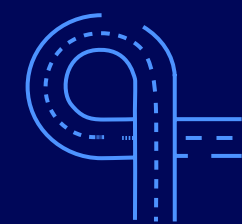
▲ Kelowna
66 km



High demand location near major amenities, healthcare, retail, and recreation; a proven area for sustained growth and strong appeal for both residential and commercial development.



Flexible C5 Zoning and is being leased as a shell space to be fully customizable by tenant. Opportunity to also lease all four units and make a contiguous space as tenant.



Strategically positioned near Highway 97 and key arterial routes, offering convenient access to the Okanagan region and key local destinations.



Benefits include prominent frontage, high visibility, and in a very pedestrian friendly area, is one block away from Okanagan Lake & multiple parks, and close to seasonal Farmers Market along Main St.

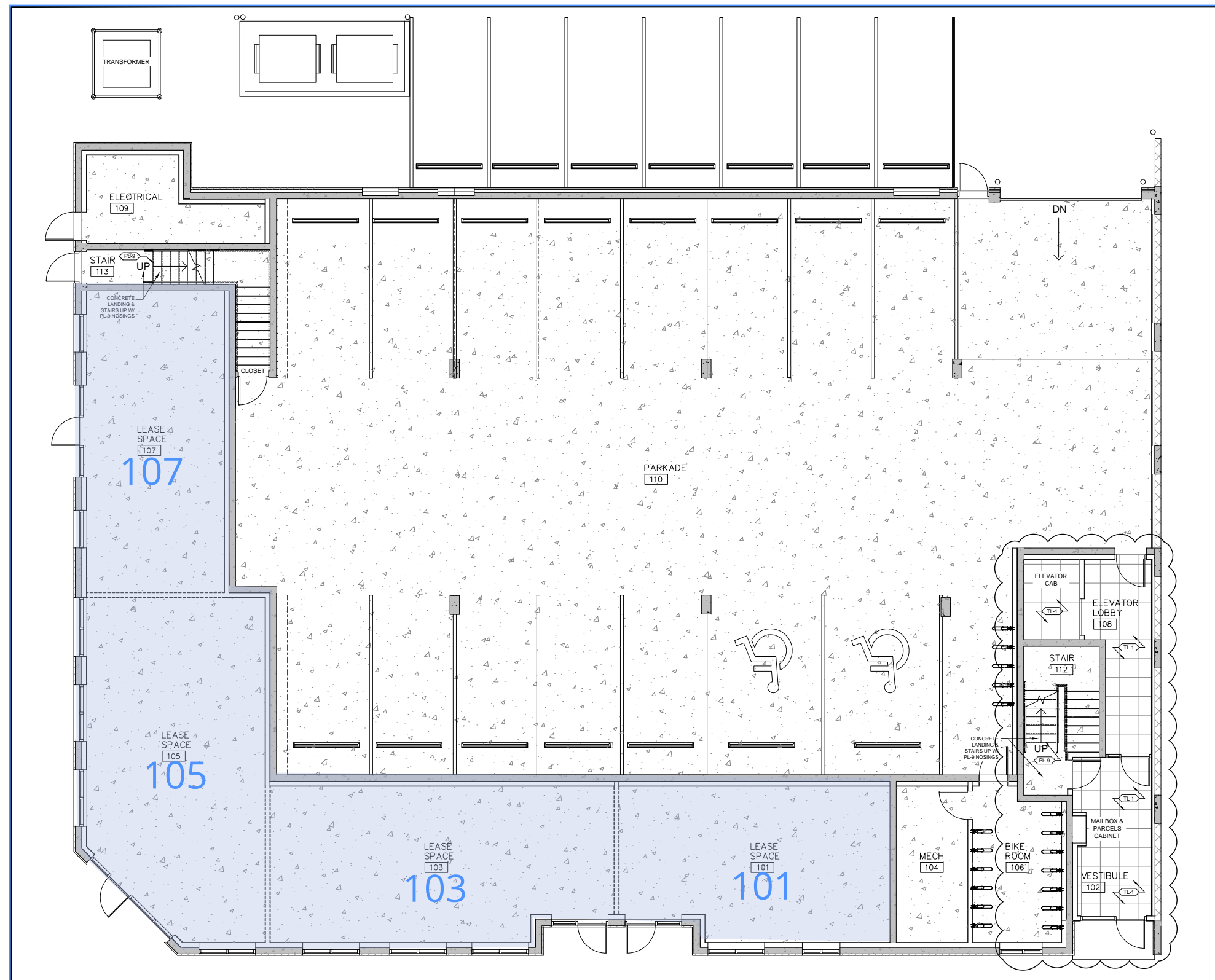


Penticton Lakeside Resort & Conference Centre

Okanagan Lake

Okanagan Lake Park

Unit Breakdown



CRU 101	476 SF
CRU 103	647 SF
CRU 105	579 SF
CRU 107	451 SF
Total	2153 SF

Units can be made contiguous or leased separately.

These new-build units are a blank canvas in one of BC's most dynamic Okanagan communities. 123 Front Street is prominently positioned with walkable proximity to beaches, transit, and shopping in the heart of Penticton.

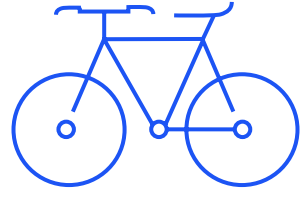

These units are ideal for tenants eyeing high exposure and year-round foot traffic in a growing lifestyle market.

Amenity Map

123 Front Street is situated in the heart of downtown Penticton, along the vibrant and highly visible Front Street corridor. This prime location offers immediate access to a variety of amenities including boutique shops, restaurants, cafés, and cultural venues. Just steps from Okanagan Lake and the Penticton Lakeside Resort, the area benefits from strong pedestrian traffic. The neighbourhood is also within close proximity to parks, beaches, and key community services, making it an ideal setting for both business and lifestyle.

- 1 Penticton City Hall
- 2 Rotary Park
- 3 Okanagan Lake Park & Beach
- 5 Stillfood Bistro
- 6 Blenz Coffee
- 7 Triple O's
- 8 Subway
- 9 Tim Horton's
- 10 Starbucks Coffee

- 1 BMO Bank of Montreal
- 2 RBC Royal Bank
- 3 CIBC
- 4 TD Bank

 Bike Score 78	 Walk Score 89
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