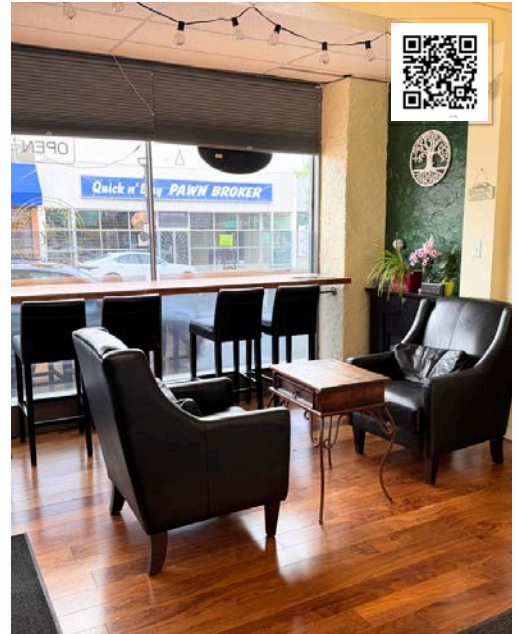


ACCENT CHOCOLATE FACTORY



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ACCENT CHOCOLATE FACTORY

Sweet Business Opportunity in the Heart of Penticton! Established in 2000, Accent Chocolates has built a stellar reputation for crafting premium Belgian-style chocolates and handcrafted bonbons throughout the Okanagan Valley. Ideally located at 444 Main Street in downtown Penticton, this immaculate and well-maintained storefront enjoys excellent visibility and steady foot traffic year-round. This turnkey operation offers multiple revenue streams, including retail chocolate sales, wholesale partnerships with several locations across the Okanagan, and a charming café serving authentic European-style espresso, lattes, and cappuccinos. The business generates a strong income for an owner-operator or couple while continuing to produce healthy annual profits. The lease is secured through 2029 with an option to renew, providing long-term stability. All equipment required for production and café operations is included in the sale and is fully owned, with no leased equipment to assume. As part of the transition, the seller is willing to provide comprehensive training in chocolate production, barista skills, and day-to-day business management, making this an exceptional opportunity for both experienced entrepreneurs and those new to the industry. A rare chance to acquire a respected, established brand with a loyal customer base, proven wholesale network, and significant growth potential in one of the Okanagan's most vibrant downtown locations.

							444 Main Street																																																																																											
Major Area							South Okanagan							Status				Active																																																																																
Minor Area							PE - Main North							Possession																																																																																				
City							Penticton							Title Tier 1																																																																																				
Type							Business Opportunity							Title Tier 2																																																																																				
Sub Type							Retail							Price				\$325,000.00																																																																																
Style														Orig. Price				\$375,000.00																																																																																
Taxes														Sale Price																																																																																				
MLS®							10390777							Date Listed				Jun 12/26																																																																																
Year Built														Date Sold																																																																																				
Zoning							C5							Status Chg.				Sept 3/26																																																																																
Postal Code							V2A 5C5																																																																																											
Strata/Assoc							- / -																																																																																											
ROOMS (Total: sqft)											BUILDING																																																																																							
Bsmt											Lower											1st											2nd											3rd											4th											Storeys											Total Units																					
Total Area																																																																		Floor location											# of Buildings																					
																																																																		Building Name											Builder Name																					
																																																																		Roof											Foundation																					
																																																																		Ceiling Height											Building Area																					
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Lot Sqft													Lot Acres													Lot Dimensions													RV Spaces																																																											
Secure Spaces													Garage Spaces													Parking Total													Carport Spaces																																																											
Garage Dimensions																										Directions																																																																								
Parking Features																																																																																																		
Exterior Features																										View																																																																								
Waterfront																										Patio/Porch																																																																								
Exterior Construction																										Other Structures																																																																								
Lot Features																																																																																																		
																										BUSINESS INFORMATION																																																																								
Business Name													Complex Name																																																																																					
Business Type													Candy/Cookie, Food and Beverage, Ice Cream/Frozen Yogurt, Specialty Shop													Franchise																																																																								
Mandatory Open Hours													Usage By Occupant													Base Rent													Add. Rent																																																											
Est Val Equipment													Est Val Inventory													Lease Renewal Option													Info Pckge Avail Yes																																																											
																										LEGAL/TITLE																																																																								
Legal Desc.													Irrigation Water Rights													Srv Cert Avail													Contract Assig																																																											
BUSINESS AND EQUIPMENT													Additional Parcels YN No													# Of Titles													Spcf Imprv Area																																																											
																										Fract Interest No																																																																								





11.5 C5 – Urban Centre Commercial

PURPOSE

This **zone** provides for development of the financial, retail, entertainment, governmental and cultural core of the **City** by way of high-**density** commercial and residential **uses**.

11.5.1 PERMITTED USES

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

- .1 **accessory use, building or structure**
- .2 **animal clinic**
- .3 **artisan crafts**
- .4 **assembly**
- .5 **auctions**
- .6 **bakery**
- .7 **bed and breakfast home** (subject to specific use regulation 7.2)
- .8 **business support service**
- .9 **cannabis retail store**
- .10 **commercial school**
- .11 **community garden**
- .12 **convenience store**
- .13 **craft brewery/distillery**
- .14 **cultural exhibits**
- .15 **custom indoor manufacturing**
- .16 **day care centre, major**
- .17 **dwelling units**
- .18 **financial service**
- .19 **funeral service**
- .20 **government service**
- .21 **grocery store**
- .22 **health service**
- .23 **high technology service**
- .24 **household repair service**
- .25 **indoor amusement, entertainment and recreation**
- .26 **indoor animal day care and grooming**
- .27 **liquor primary licensed premise**
- .28 **minor home occupation** (subject to specific use regulation 7.3)
- .29 **office**
- .30 **on-site beer/wine making**
- .31 **outdoor market**
- .32 **personal service establishment**
- .33 **public parking lot**
- .34 **restaurant**
- .35 **retail store**
- .36 **short term rental** (subject to specific use regulation 7.6)

.37 **tourist accommodation**

11.5.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

Subdivision Regulations:

- .1 Minimum **lot width**: 9.0 m
- .2 Minimum **lot area**: 275 m²

Development Regulations:

- .3 Maximum **lot coverage**: 100%
- .4 Maximum **density**: 6.0 **FAR**
- .5 Maximum **height**: 36.6 m
 - .a except Main **Street** – 100 Block up to and including 300 Block; and 15 m
 - .b Front **Street** 15 m
- .6 Minimum **front yard**: 0 m
- .7 Minimum **interior side yard**: 0 m
- .8 Minimum **exterior side yard**: 0 m
- .9 Minimum **rear yard**: 0 m

11.5.3 OTHER REGULATIONS

- .1 **Dwelling units** are restricted to second or higher **storeys**.
- .2 Notwithstanding Section 4.9 of this Bylaw, decorative **building** features such as cornices, **balconies**, secured planters and wall and window trim may project up to 0.4 m from the **building**, provided that the projection has a **clearance** above grade of at least 2.8 m from a public **street** and 4.5 m from a public **lane**.
- .3 Notwithstanding Section 4.9 of this Bylaw, canopies and **awnings** may project up to 1.5 m from a **building**, provided that the projection has a **clearance** of 2.8 m from the established **building grade** of a sidewalk and 4.5 m above a public **lane**.
- .4 (Bylaw No. 2025-09)

11.5.4 SITE SPECIFIC PROVISIONS

In addition to the **uses** permitted above:

- .1 In the case of **Lots** 1-11, Block A, District **Lot** 4, Group 7, and on **Lot** A, Plan KAP49367, SDYD, Plan 373, located at 333 Martin Street, above the ground floor and on the ground floor in the areas designated on Schedules A and B to Bylaw 2003-67, **congregate housing**, shall be permitted.
- .2 In the case of **Lot** B, Plan 36574, located at 56 Forbes Street (Veterans Way), any portion of a **building** located 3.0m above grade and **abutting** the north **property line** shall have a **setback** of 6.0 m.
- .3 In the case of **Lot** 1, Plan KAP 56198, located at 123 Nanaimo Avenue East, an **emergency shelter**, shall be permitted.
- .4 In the case **Lots** A and B, District Lots 202 and 4, Group 7, Similkameen Division Yale District, Plan EPP106220, located at 260 Martin Street and 270 Martin Street, **craft brewery/distillery**, shall be permitted.

- .5 In the case **Lot** 1, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan EPP63826, located at 361 Martin Street, **winery**, shall be permitted.
- .6 In the case of **Lot** 1, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan EPP57755, located at 285 Nanaimo Ave W, residential **uses** shall be permitted on the first floor.
- .7 In the case of **Lot** 5, Block 19, District Lot 202, Similkameen Division Yale District Plan 269, located at 532/536 Main Street, **dwelling units** on the **first storey** behind commercial spaces shall be permitted.
- .8 In the case of **Lots** 1 and 2, DL 4, Group 7, SDYD (Formerly Yale Lytton), Plan EPP99696, located at 249 Westminster Avenue West and 285 Westminster Avenue West, a **craft brewery/distillery** and cidery shall be permitted.
- .9 In the case of **Lot** 9, Block 15, DL 202, SDYD, Plan 269, located at 456 Main Street, one dwelling unit on the **first storey** behind the commercial space shall be permitted.
- .10 In the case of **Lot** A District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District plan KAP49367, located at 352 Winnipeg Street, the use '**self-storage**' shall be permitted, limited to a maximum **gross floor area** of 505 m².
- .11 In the case of **Lot** B District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 574, located at 461 Martin Street, a maximum of two **dwelling units** on the **first storey** shall be permitted.