



# 1120 Shuswap Street Salmon Arm British Columbia

\$959,000

Investment Opportunity with Development Upside Here's your chance to own a fully rented 4-plex on a half-acre lot with approved plans in place to expand to 10 units. Whether you're a seasoned investor or a builder looking for your next project, this property checks a lot of boxes. The current 4-plex brings in steady rental income, giving you cash flow while you line up your next steps. The lot is flat, easily accessible, and in a growing area with strong rental demand -- all the groundwork is done. Approved Drawings and plans, engineering reports, environmental and more. Plans for an additional four plex and two units in the basement have already been approved, so you can hit the ground running. With location, income, and potential all working in your favour, this is a rare find. (id:6769)

Full bathroom 5'6" x 7'3"

Bedroom 10'6" x 11'11"

Primary Bedroom 10'10" x 11'3"

Kitchen 8' x 9'

Living room 15'3" x 11'3"

Full bathroom 5'1" x 7'3"

Bedroom 10'8" x 11'8"

Primary Bedroom 10'11" x 11'3"

Kitchen 8'6" x 7'7"

Living room 15'3" x 11'3"

Full bathroom 5'6" x 7'3"

Bedroom 10'6" x 11'11"

Primary Bedroom 10'10" x 11'3"

Kitchen 8' x 9'

Living room 15'3" x 11'3"

Full bathroom 5'1" x 7'3"

Bedroom 10'8" x 11'8"

Primary Bedroom 10'11" x 11'3"

Kitchen 8'6" x 7'7"

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com

<http://jgrieverealestate.com/>



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