



# 11263 Lodge Road Lake Country British Columbia

\$939,900

Great Investor/Builder Opportunity on Lodge Road in Lake Country. This 0.457 acre property offers a full Duplex of 2 Bedrooms and 1 Bathroom per side with great rental income already in place of over \$3900/month. Property currently on sewer and zoned RU6 with a RM2 Zoning application already through the 3rd reading which will allow multiple dwelling or row housing and this property can add 2-3 more units to be added to the property. So whether you want to build your own residence with an additional 1-2 rental units, or add 3 more rental units to bring you to 5 and over \$11,000 in Monthly rental incomes, live in one side of the duplex and rent the other, build two 3 or 4 plex's, or continue to take advantage of great rental income while you plan your development options, there are many options available here on Lodge Road, concept is shown in picture of a 3 unit townhome and the build area. The rezoning to RM2 would require the approval of water to each dwelling from the Alto Utilities private utility provider and pay the fee per unit for water rights(Please inquire for more information with listing agent). All the hard work is already done, and a buyer can take it to the finish line from here, this is a great opportunity for a builder or home owner who wants great rental cash flow while you develop in a great area within walking distance to Rail Trail, Parks and Restaurants on Woodsdale Road, public transit, middle and high-schools, and access to Main street and HWY 97. (id:6769)

Bedroom 9'2" x 8'2"

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4pc Bathroom 7'3" x 4'6"

4pc Bathroom 7'3" x 4'6"

Living room 15'8" x 11'5"

Living room 15'8" x 11'5"

Kitchen 11'4" x 10'4"

Kitchen 11'4" x 10'4"

Primary Bedroom 11'4" x 9'3"

Primary Bedroom 11'4" x 9'3"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



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