



## 1351 10 Avenue Salmon Arm British Columbia

\$659,000

**\*\*Development opportunity\*\*** This R5-zoned High Density Residential lot offers a prime opportunity in one of BC's most sought-after communities. Centrally located with breathtaking views of Shuswap Lake and the city skyline, the property includes previously approved plans for a 3-storey, 22-unit multi-family building. Since the original design, zoning regulations around height and density have become more flexible, meaning an even larger project may now be possible. A registered covenant on title permits construction of up to four storeys plus a basement, opening the door to enhanced development potential. While new permits and updated plans would be required to meet current building codes, having prior approvals and development permits on file offers a head start—ideal for developers or investors ready to capitalize on rising housing demand in Salmon Arm. Just moments from the hospital, schools, downtown, and the waterfront—including the iconic Salmon Arm Wharf—this property is perfectly positioned for a vibrant residential project. Offered at \$659,000 - a rare opportunity to secure a ready-to-go urban development site in the heart of the Shuswap. (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://jeznichols.com/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)