

22,146 SQ FT | 0.51 ACRE

PRIME DEVELOPMENT OPPORTUNITY

FUTURE MULTI-FAMILY POTENTIAL

(SUBJECT TO CITY APPROVALS)



**RM4 ZONING
POTENTIAL**



**CORNER LOCATION
WITH FRONTAGE**



**FLAT, SERVICED SITE
WITH GREAT ACCESS**



**LOCATED IN AN AREA
OF GROWTH AND
REDEVELOPMENT**



THIS IS AN AI ILLUSTRATION OF POSSIBILITIES FOR FUTURE DEVELOPMENT.
SUBJECT TO DEVELOPER AND MUNICIPAL APPROVALS. BUYER TO DO THEIR OWN DUE DILIGENCE.

2288 TRANQUILLE Road Kamloops British Columbia

\$1,600,000

Prime redevelopment opportunity on Kamloops' growing North Shore! Situated on approximately 0.51 acres (22,146 sq. ft.), this flat corner property offers exceptional potential in a rapidly evolving corridor. Located along Tranquille Road with frontage on McBride Street, the site is well-positioned for future residential redevelopment and is designated within an area where the City's Official Community Plan supports increased residential density, subject to municipal approvals. The property is currently improved with an existing residence, offering holding income or interim use while development plans are explored. Municipal services are available, and the site's size, configuration, and location make it an attractive opportunity for developers, builders, and investors seeking their next project. Conveniently located near schools, shopping, public transit, recreation, and just minutes from downtown Kamloops, this is a rare opportunity to secure one of the North Shore's premier infill development sites. Buyer to complete their own due diligence regarding zoning, development potential, and municipal approvals. (id:6769)

Listing Presented By:



Originally Listed by:
REMAX Kamloops



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.