



## 2356 GRAHAM Avenue Prince Rupert British Columbia

\$449,000

This is the best development parcel available in Prince Rupert! Offering breathtaking views of Prince Rupert Harbour. This is the larger of the two fully serviced residential lots with a site area of 10,529 square feet. Based upon the RM2 (Multiple Family Residential) zoning designation, this lot can support up to a maximum of 7 dwelling units, with any of the following building description: A single-family residential dwelling with a minimum of one, and a maximum of 3 additional dwelling units. (eg. legal suites). A duplex with a maximum of two additional dwelling units. A three-plex with a maximum of four additional dwelling units. A fourplex with a maximum of three additional dwelling units. A single Multiple Family residential structure with a maximum total of seven dwelling units. Two Multiple Family residential structures with a maximum total of seven dwelling units. Could be purchased with 2348 Graham Ave to give you a total of 0.39 acres. Good Geo-technical report on file. \* PREC - Personal Real Estate Corporation (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://www.clintdahl.ca/>



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