



## 64 Centre Avenue Kamloops British Columbia

\$649,000

64 Centre Ave offers a prime 5 unit townhouse development site situated in the geographic heart of Kamloops' West End. Positioned at a ready for development stage with City of Kamloops preliminary approvals secured for a 5 plex strata project, this property allows builders to step directly into immediate project planning. Existing architectural work is available for review, yet the site affords complete flexibility for developers to bring their own custom vision and execute their highest and best strategy. A 5 unit multi family development in this physical location is ideal for modern infill density and developer return. Whether your approach involves a custom townhouse build for a strata sell off upon completion, or holding 5 units for long term passive rental revenue, this land provides an ideal foundation to maximize your capital. The location delivers outstanding underlying real estate fundamentals. Situated a stone's throw (5 minutes) from Thompson Rivers University, home to over 18,000 students and staff annually, the property captures a remarkably strong, consistent tenant and buyer market. The site is also 5 minutes from Royal Inland Hospital, 5 minutes from Downtown Kamloops, and within a short walk to major transit, grocery stores, cafes, and everyday services. Multi family development land at this ready stage in central Kamloops is rarely available. Contact today to review the available package and explore your next steps. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<https://www.kamloopsrealestateagent.com/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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