



6611 50TH Street Salmon Arm British Columbia

\$1,000,000

DEVELOPERS - INCREDIBLE OPPORTUNITY TO DEVELOP A FOUR TITLE LAND ASSEMBLY INTO A MULTI-UNIT RESIDENTIAL SUBDIVISION UNDER THE "R-10 RESIDENTIAL ZONE"! Discover an unparalleled opportunity in Salmon Arm! This property is one of four separate, neighbouring properties on 50th St NE (separate Seller & Title for each property) w/i this Land Assembly, together spanning a total of 5.88 acres. As per the City of Salmon Arm, based on low density provisions, the R10 Zoning Bylaw would allow 22 units/ha (Buyer is responsible for their own due diligence on development). Nestled in an up-and-coming area, it offers proximity to North Canoe public school, grocery store, popular restaurant & short drive to all Salmon Arm amenities. Enjoy a leisurely walk to Canoe Beach on breathtaking Shuswap Lake. With seamless access to the Trans Canada Highway, commuting is effortless, enhancing the Land Assembly's appeal for developers & investors alike. An incredible chance to shape the future of Salmon Arm's housing landscape. Home (1930) on property is being sold "as is, where is". See EXCLUDED Items. The Seller's first preference is to sell this property MLS®# 10350768 (PID: 009-632-867) within a land assembly which includes the following three (3) land titles: MLS®# 10350772 (PID: 009-603-794), MLS®# 10350774 (PID: 004-787-226), MLS®# 10350773 (PID: 005-291-461) OR The Seller's second preference would be to sell this property MLS®# 10350768 (PID: 009-632-867) with MLS®# 10350772 (PID: 009-603-794). (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<https://harpertwinsrealty.com/>



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