



## 6721 50th Street Salmon Arm British Columbia

\$1,549,900

DEVELOPERS - INCREDIBLE OPPORTUNITY! Secure a rare four-title land assembly in Salmon Arm and unlock the potential of (together spanning) ~5.88 acres designated "R10 Residential Zone." One of four neighbouring properties (each w/ separate Seller & Title), this strategic offering presents a prime opportunity to create a thoughtfully planned residential subdivision in this growing community. As per the City of Salmon Arm, low-density R10 provisions allow up to 22 units per hectare (Buyer to complete their own due diligence). The scale & configuration provide flexibility for an efficient site layout & long-term value creation. Positioned near North Canoe Public School, local grocery & neighbourhood restaurant - the location blends convenience w/ lifestyle appeal. Future residents will enjoy walking access to Canoe Beach on Shuswap Lake & seamless connectivity to the Trans-Canada Highway, offering easy commuting - enhancing the Land Assembly's appeal for developers & investors. Capitalize on rising housing demand & shape the next chapter of Salmon Arm's residential landscape w/ this exceptional development opportunity. Home (1973) & outbuildings on property are being sold ""as is, where is"". See EXCLUDED Items. Seller's first preference is to sell this property MLS(R) 10376690 (PID: 004-787-226) within a Land Assembly which includes this property & the following three land titles: MLS(R) 10376691 (PID: 009-603-794), MLS(R) 10376692 (PID: 009-632-867) and PID: 005-291-461 (not on MLS(R)). (id:6769)

Listing Presented By:



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