



## 210 Co-op Avenue Proposed Oliver British Columbia

\$2,250,000

An outstanding investment opportunity in the heart of Oliver, the Wine Capital of British Columbia. This spectacular 0.96-acre riverfront property combines an unbeatable location with exceptional development potential, offering approximately 900 feet of frontage along the river channel in a picturesque park-like setting. Ideally positioned within walking distance of downtown, the property also borders the International Hike & Bike Trail, providing future residents with immediate access to recreation, shopping, restaurants, and everyday conveniences. Currently zoned RH2, the site permits multi-family development of up to 75 apartments per acre, creating the potential for more than 300 apartment units across the entire parcel. The size and configuration also make it well suited for subdivision and phased development, providing flexibility for a variety of investment strategies. Municipal water and sewer services are available at the lot line, helping streamline future development. With exceptionally low vacancy rates throughout the South Okanagan and strong municipal support for additional housing, this is a rare opportunity to secure one of Oliver's premier multi-family development sites. Offered below appraised value. Purchase this parcel individually or combine it with the adjoining properties to assemble the full 4-acre development opportunity. (id:6769)

Listing Presented By:



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