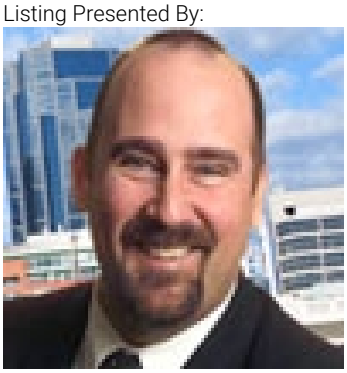


134 8 Avenue High River Alberta

$208,500

BUILDERS, DEVELOPERS & INVESTORS -- THIS IS THE OPPORTUNITY YOU'VE BEEN WAITING FOR IN CENTRAL HIGH RIVER. Located just steps from downtown, this 5,549 sq. ft. vacant lot is zoned Traditional Neighbourhood District (TND) and offers exceptional flexibility for a creative residential development.Under the current Land Use Bylaw, Dwelling Units and Additional Dwelling Units are permitted uses, with the potential for two separate dwelling units on the property. Primary buildings may be constructed up to 3 storeys + basement, creating exciting possibilities for maximizing usable living space. The parcel may also offer subdivision potential into two lots, opening the door to an entirely different development strategy.Whether your vision is a side-by-side duplex, two individual residences, a multi-generational project, income-producing homes, or a thoughtfully designed infill development, this is a site worth exploring.The TND district uses a form-based planning approach designed to support attractive, pedestrian-oriented neighbourhoods and flexible residential design. Add in the outstanding central location -- within walking distance of downtown High River, George Lane Memorial Park, restaurants, shops, services and everyday amenities -- and you have all the ingredients for a standout project.Bring your plans, bring your builder, and unlock the potential of this rare central High River development site. (id:6769)

Listing Presented By:



Originally Listed by:
IQ Real Estate Inc.

RE/MAX Realty Professionals

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