



## 1530 Willemar Ave Courtenay BC

\$775,000

Prime Development Opportunity in Courtenay! This character home on 0.50-acre (2,023 m<sup>2</sup>) flat, cleared lot, benefiting from new R-SSMUH (Residential Small-Scale Multi-Unit Housing) zoning regulations, enhancing its multifamily development potential. The property has dual lane access and main street frontage, offering flexibility for development. The existing home is at the front third of the lot, allowing for rental income while planning and permits are obtained. The larger property is possible for up to four small-scale multi-unit housing units. These new zoning regulations aim to increase housing supply and diversity, providing affordable housing options. This property is an ideal investment for those looking to capitalize on Courtenay's evolving real estate market. Whether you are an investor or a developer, this property offers a chance to create a valuable asset in a growing and affordable area of Courtenay.

Listing Presented By:



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