



2821 Ortona Rd Duncan BC

\$1,600,000

Incredible 1.0 acre development property backing onto \$1.5 Billion Cowichan District Hospital & located within the Bell McKinnon Local Area Plan which designates the entire Property as "Residential Med (RM)" promoting 2-3 storey townhouses and duplex/triplex development. The future RM designation in the LAP suggests development of up to 3 storeys and maximum 1.2 Floor Area Ratio provided parking requirements are met. North Cowichan is planning for a sewer connection as some point in the near future which (after connection and removal of current septic field) could make the 1 acre plot sub-dividable. Current 3 bed 2 bath home is 2216 square feet and renovated. Buy now for potential development, invest in a rental and future development profits, or purchase an exquisitely maintained home that could possibly be sub divided for both rental and or living as well as development potential. Interior photos on request. Buyers to do their own due diligence about subdivision and development.

Listing Presented By:



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