



2831 Fairfield St Duncan BC

\$1,400,000

Near the new hospital site, and south of Herd Rd, 2831 Fairfield is the second property east of Bell Mckinnon that will support higher density residential development. The "Bell McKinnon Local Area Plan", (BMLAP) is taking shape as the New Hospital is well under construction and sewer mains along Bell McKinnon are being installed. The BMLAP is subordinate to the the Official Community Plan (OCP) which designates the area North of Herd Road as future growth, meaning that the intention of The Municipality is to develop south of Herd Rd first. This property is an acre and only the second property in from Bell Mckinnon for a relatively short distance to tie into to the new sewer main. Already serviced by community water. The BMLAP has this area designated as "Residential-Medium" (RM), with a "preferred building typology of 2-3 storey Multifamily Residential and/or Apartments". Currently the home is a comfortable 3-4 bedroom, 2 bath, suite potential and a large separate garage & workshop.

Listing Presented By:



Originally Listed by:
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