



## 9666 Fourth St Sidney BC

\$899,900

Development property, the value is in the land however the existing home is very livable. The new Sidney Community Plan has recently upgraded zoning for this property to R1. As is, the zoning allows up to 4 units on the lot. If the lot was subdivided the zoning permits up to 3 units on each lot for a total of 6 (buyer to confirm with Sidney Planning Dept.) Located in the "Golden Zone" of Sidney - just a 3 or 4 min. walk to either the ocean or Beacon Ave and all the amenities it offers. The home has been well maintained and offers wood flooring, vinyl double paned windows, coved ceilings and a private, sunny west facing backyard. No need for a car...3 major grocery stores are just a short stroll away as is banking, numerous eateries, pharmacies, coffee shops and much more. The property is tenanted by quality tenants, do not walk the property without an appointment. Appointments to view require a minimum of overnight notice and possession is subject to the existing tenancy.

Listing Presented By:



Originally Listed by:  
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