



630 RIVERSIDE Avenue Sicamous British Columbia

\$3,900,000

High Density Lakefront Development site with a marina operation in Sicamous, BC (half-way between Calgary & Vancouver). Upland parcel is 2.55 acres & zoned for a Multi-Unit structure allowing residential uses. Local District studies on housing stock show supply & demand opportunities - contact agent for report. Original plans & permits were taken out for a 67 unit, 3 building condo structure with marina skip for each unit & short-term rentals allowed - all related permits have since expired. Marina needs reconfiguration. The District is very cooperative to ideas for development. There is a DCC credit to be carried over to new owner/developer of \$209,777. Remaining from this previously unbuilt venture is a 62,000sf concrete underground parking garage with 162 stalls. This structure serves as a potential income stream/storage complex in the pre-development stage & later providing cost savings for development. Foreshore area in front of the land covers 1.6 acres in the Sicamous Narrows. (id:6769)

Listing Presented By:



Originally Listed by:
Landquest Realty Corporation

<http://www.landquest.com/>



Oak Wyn Realty Okanagan

108 1980 Cooper Road , Kelowna,
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

dan.singla@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.