



## 1351 10 Avenue Salmon Arm British Columbia

NE Salmon Arm

# \$599,000



**\*\*Bankruptcy Liquidation\*\*** This R5-zoned high-density residential lot represents a premier development opportunity in one of British Columbia's most sought after growth markets. Centrally located with commanding views of Shuswap Lake and the city skyline, the 0.41 acre site is perfectly positioned for a high-impact residential project. The property includes a legacy of previously approved plans for a 3-storey, 22-unit multi-family building, providing a substantial foundation for future permitting. Since the original design, provincial housing legislation and local zoning regulations regarding height and density have become significantly more flexible. Notably, a registered covenant on title permits construction of up to four storeys plus a basement, opening the door to a larger unit count and enhanced project scale that meets the modern demand for attainable urban housing. Situated just moments from the Shuswap Lake General Hospital, local schools, downtown amenities, and the iconic Salmon Arm Wharf, the location is ideal for high-density living. This asset is being offered at a price point that reflects its current market standing, providing an exceptional entry into the Shuswap development market. While new permits and plans are required to align with current codes, the prior approvals and R5 zoning make this one of the most shovel-ready urban sites in Salmon Arm. (id:6769)



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

### Jez Nichols

Coldwell Banker Executives Realty

Phone: (250) 515-5391

<http://jeznichols.com/>

