



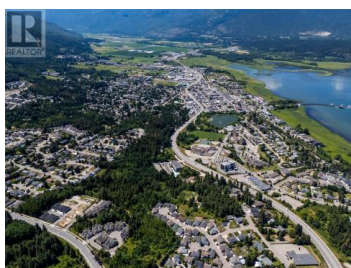
## 1470 Trans Canada Highway Salmon Arm British Columbia

NE Salmon Arm

**\$5,700,000**



An exceptional mixed-use development opportunity, the Turner Creek property is poised to become one of the most impactful projects in Salmon Arm. Spanning nearly 15 acres with panoramic views, this property offers an unparalleled combination of beauty and connectivity. Strategically located in the center of Salmon Arm, it allows walkability to the downtown core while taking advantage of what the uptown has to offer. The site is within walking distance to schools, the hospital, sports arena, and other important amenities. The Turner Creek development plan has received approval for 354 units of medium-density housing, designed to include independent and/or assisted seniors living, condos, townhouses, and medium-density apartments. Turner Creek has officially received municipal approval, marking a significant milestone in its development journey. Additionally, all necessary provincial government requirements have been met, and zoning approvals are in place to support Turner Creek's full potential. With three titles and four access points, this property is ideal for phased development, offering flexibility for financing and project management. Turner Creek is a rare opportunity to create a mixed-use community in one of the most desirable locations in Salmon Arm. The combination of location, zoning, and support makes this an ideal opportunity for any developer. (id:6769)



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