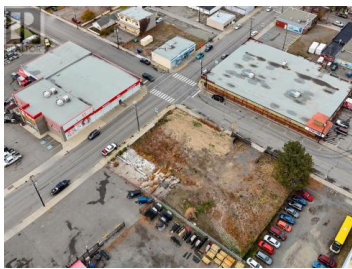




## 2038 Coutlee Avenue Merritt British Columbia

Merritt

**\$299,000**



Prime Development Opportunity: Corner Parcel in Downtown Merritt! Attention developers! This 3-parcel, corner lot assembly in Merritt's commercial district is ready for your vision. Zoned C6, with a total of 23,000 Sq Ft, the property allows for a 6-storey structure with approved drawings and short-term rentals to diversify investment options. Permitted uses include hotel/motel, liquor store, restaurants and cafe, retail spaces, commercial offices, business support services, educational facilities, and daycare. With Merritt's population set for significant growth, now is the time to invest in this central location--steps from City Hall, arena, curling rink, aquatic centre, Railyard Mall, hospital, shopping, and transit access, with elementary and secondary schools nearby. Don't miss your chance to shape Merritt's vibrant downtown! Sold as package: 1740 Voght St., 1798 Voght St., 2038 Coutlee Ave. (id:6769)

### Marika Soleil

Real Broker B.C. Ltd

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