



## 2230 CANOE BEACH Drive Salmon Arm British Columbia

NE Salmon Arm

# \$1,050,000



Scenic lakeview acreage just steps above Captains Cove Marina in Salmon Arm, overlooking Shuswap Lake. This diverse 18.6-acre property is divided by 72nd Avenue and Canoe Beach Drive NE into three distinct sections, each offering unique character and multiple building sites. Power is available along Canoe Beach Drive and runs through the property toward 72nd Avenue for convenient connection. Current zoning does not permit subdivision, though rezoning may be worth exploring. The Ministry of Transportation and Infrastructure has generally supported subdivisions where parcels are "hooked." See maps and aerial images for layout. The lower section (approx. 4.3 acres) below 72nd Avenue is mostly forested, with two driveway access points leading to a flat, cleared bench with lake views—an excellent building site. The middle section (approx. 5.9 acres) between the roads offers two building options on cleared benches with lake views, both accessed from 72nd Avenue. Power runs through this portion near a prime site. The upper section (just under 9 acres) above Canoe Beach Drive is fully forested. Easement access via a neighboring property leads to a desirable bench—potentially the best building site—with an additional elevated bench above. Zoning allows a single-family home with accessory suite, plus uses such as a bed and breakfast, childcare facility, kennel, or agriculture—offe...



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