



580 Shuswap Street Salmon Arm British Columbia

SE Salmon Arm

\$2,398,800



Table 1 Conceptual Number of Units
580, 580, & 610 Shuswap Street Units

	Two Apartments	Row Houses	One Apartment
Based on Building Footprint	465 m ²	1,259 m ²	1,800 m ²
One Bedroom (All Units)	40	NA	78
Two Bedroom (All Units)	27	13	52
Three Bedroom (All Units)	17	NA	32
Mixed Units (70% one, 30% two)	36	NA	70
Mixed Units (45% one, 30% two, 25% three)	30	NA	58



Outstanding 0.904-acre R-5 High Density Multi-Family development site offering a rare opportunity for builders and investors seeking a well-priced project-ready property within the Columbia Shuswap Regional District (CSRD). Zoning approval has been granted based on several potential development configurations, including high-density condominiums, row housing, townhomes, or a mixed-form residential project, allowing flexibility in design and product mix. Preliminary planning and zoning work has already been completed to secure the R-5 designation, positioning the property for advancement through the Development Permit stage and toward construction. The Official Community Plan supports densities of up to 52.6 units per acre, providing strong development potential on the site. Strategically located within walking distance to the area's primary commercial corridor, the property benefits from nearby retail amenities, transportation routes, professional services, schools, parks, and playgrounds, supporting a walkable and highly desirable residential environment. A compelling high-density development opportunity offered at an attractive price point, ideal for developers seeking scale and flexibility in a growing community. House has a month to month tenancy @ \$1500.00 per mo. 24 hr notice for showing. All inquiries through the Listing Agent. Partial VTB available. All informa...

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