



6721 50TH Street Salmon Arm British Columbia

NE Salmon Arm

\$1,899,000



DEVELOPERS - INCREDIBLE OPPORTUNITY TO DEVELOP A FOUR TITLE LAND ASSEMBLY INTO A MULTI-UNIT RESIDENTIAL SUBDIVISION UNDER THE "R10 RESIDENTIAL ZONE"! Discover an unparalleled opportunity in Salmon Arm! This property is one of four separate, neighbouring properties on 50th St NE (separate Seller & Title for each property) in this Land Assembly, together spanning a total of 5.88 acres. As per City of Salmon Arm, based on low density provisions, "R10 Zoning" would allow 22 units/ha (Buyer is responsible for their own due diligence on development). Nestled in an up-and-coming area, it offers proximity to North Canoe public school, grocery store, popular restaurant & short drive to Salmon Arm amenities. Enjoy a walk to Canoe Beach on Shuswap Lake. With seamless access to the Trans Canada Highway, commuting is effortless, enhancing the Land Assembly's appeal for developers & investors alike. An incredible chance to shape the future of Salmon Arm's housing landscape. Home (1973) & outbuildings on property are being sold "as is, where is". See EXCLUDED Items. The Seller's first preference is to sell this property MLS(R)# 10350774 (PID: 004-787-226) within a land assembly which includes the following three (3) land titles: MLS(R)# 10350768 (PID: 009-632-867), MLS(R)# 10350773 (PID: 005-291-461), MLS(R)# 10350772 (PID: 009-603-794) OR The Sellers second preference would be to se...



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