

12600 Blagborne Avenue Summerland British Columbia

$2,200,000

Developers or investors! 6.5 acres of residential RU2 zoned land in Summerland BC's Main Town urban area. Preliminary Layout Approval (PLA) for 31 lots had been approved by the municipality in 2023 but is now on hold. 32 lots may be do-able. RU allows up to 4 dwellings per lot with up to 40% lot coverage and 11m/3story height per lot indicating potential for 128 dwellings with no rezoning. City water and sanitary sewer lines are right there. 4 minute drive or 18 minute walk to downtown. Views over Summerland and mountains. Gated property includes a very well maintained 2 bed house plus a 1 bedroom secondary dwelling. big workshop, 3 car garage and swimming pool. Develop now or hold for the future or live there. This is a super deal for already zoned development land. Infrastructure and soft costs estimated at $115k/lot 3 years ago. Not within Agricultural Land Reserve. Property taxes in 2024 were $2,070 due to Farm Classification by BC Assessment - look up how this can be reactivated - it doesn't need agricultural zoning. Interior of house and buildings can only be shown on a second showing. Do not access property without appointment. All info/figures are not guaranteed. (id:6769)

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