



1402 WOODLAND DRIVE Castlegar British Columbia

\$2,400,000

DEVELOPMENT PROPERTY IN THE HEART OF THE CITY. OFFICIAL COMMUNITY PLAN HAS BEEN AMENDED. This multi-faceted property has so many possibilities. The lower bench that lies on both sides of Woodland Drive is approximately 12 hectares. This property is slated for a medium density townhome development where new zoning allows up to 120 units per hectare. There is a 32 lot subdivision just to the south of this property with underground servicing. The City of Castlegar would require a development permit and City infrastructure may need to be upgraded to supply water and sewer to the lower bench. The large portion of this property is to the west of Woodland Drive. There is a logging road to the top bench. Approximately 16 level hectares are accessible from the top of the road. Access to the balance of the property would require extensive site work and road building. New zoning would allow 1.2 hectare lots that allows 3 dwelling units per lot and a multitude of uses. Developer could implement a building scheme to add uniformity to the development and limit some of the uses that are allowed. The location of this property is ideal for homeowners that don't drive as all amenities are within a few blocks of this property. Plans and topographical mapping are available. Call for more details. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Executives Realty Ltd.

<http://www.joniaskew.com/default.asp>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com