



2038 Coutlee Avenue Merritt British Columbia

\$299,000

Prime Development Opportunity: Corner Parcel in Downtown Merritt! Attention developers! This 3-parcel, corner lot assembly in Merritt's commercial district is ready for your vision. Zoned C6, with a total of 23,000 Sq Ft, the property allows for a 6-storey structure with approved drawings and short-term rentals to diversify investment options. Permitted uses include hotel/motel, liquor store, restaurants and cafe, retail spaces, commercial offices, business support services, educational facilities, and daycare. With Merritt's population set for significant growth, now is the time to invest in this central location--steps from City Hall, arena, curling rink, aquatic centre, Railyard Mall, hospital, shopping, and transit access, with elementary and secondary schools nearby. Don't miss your chance to shape Merritt's vibrant downtown! Sold as package: 1740 Voght St., 1798 Voght St., 2038 Coutlee Ave. (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<http://www.livvokanagan.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.