



## 2178 SHADY Lane Prince George British Columbia

\$139,900

Fantastic investment opportunity in the Hart! This property offers prime development potential with RM1 zoning, allowing for low-rise multifamily construction. Situated close to the Hart Highway, this is a strategic location for future growth and strong visibility. The existing home, built in 1956, is a one-bedroom, one-bathroom dwelling that has served as a rental in recent years. While it's priced primarily for land value, there's flexibility for buyers who may wish to restore or hold it as an income property while planning future development. With zoning already in place and demand for multifamily options on the rise, this is your chance to secure a valuable piece of land in a growing area. Whether you're looking to build now or invest and hold for future potential, this is the one! (id:6769)

Primary Bedroom 7 ft,1 in X 7 ft,5 in

Eating area 11 ft,1 in X 7 ft

Kitchen 11 ft,1 in X 8 ft,3 in

Living room 15 ft,3 in X 14 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

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