

PROPOSED SUBDIVISION PLAN (Phase 1 in yellow, Phase 2 in blue)



4241 COWART Road Prince George British Columbia

\$1,750,000

Discover Forest Park Phase Two - an exceptional 6.87-acre development opportunity in Prince George's desirable Lower College Heights. Current proposed 30-lot bare land strata subdivision is ideally zoned RM1 (Multiple Residential) with a 15% greenbelt (AG), offering flexibility for a gated seniors' community, residential, or potential mixed-use development. Opportunity to go to higher density if desired and have up to 60 lots. Phase One sold out in five years and is already 85% developed, proving strong market demand. The property is nestled on a secluded terrace surrounded by mature trees and greenbelt, ensuring privacy and tranquility, yet is just minutes from major shopping, amenities, and the city's trail system. Lot sizes range from 2,885 to 5,769 sq. ft., with generous setbacks and common areas for enhanced privacy. Secure, serene, and strategically located, Forest Park Phase Two is your chance to shape the next sought-after community in Prince George. *

PREC - Personal Real Estate Corporation (id:6769)

Listing Presented By:



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