



5940 Victoria Street Peachland British Columbia

\$1,100,000

Exciting development and investment opportunity in Peachland! This property features an existing renovated home that is currently rented, providing holding income while you explore the development potential. Zoned R1, the property has received a Preliminary Layout Review from the District of Peachland for a proposed two-lot subdivision, with the proposed lots meeting the required minimum dimensions. Importantly, District of Peachland Zoning Bylaw No. 2400 provides for a maximum density of up to four dwelling units on an R1 lot serviced with both municipal water and sewer. If the proposed subdivision is completed, each of the two resulting R1 lots could therefore have potential for up to four dwelling units, creating the potential for up to 8 units in total, subject to approvals and applicable requirements. Combined with BC's Bill 44 housing legislation, this property offers significant future development potential. A new development featuring duplexes is also underway directly behind the property, highlighting continued residential growth in the area. An excellent opportunity for investors, builders or developers seeking rental income today and strong future development potential. Buyers are encouraged to verify permitted uses, density, servicing and development requirements with the District of Peachland. (id:6769)

Loft 8'0" x 39'0"

Laundry room 9'0" x 7'0"

4pc Bathroom Measurements not available

Bedroom 9'0" x 8'0"

Primary Bedroom 11'0" x 9'0"

Kitchen 11'8" x 11'8"

Living room 13'7" x 11'0"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.sellitwithsollitt.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.