



6641 50TH Street Salmon Arm British Columbia

\$1,099,000

DEVELOPERS - INCREDIBLE OPPORTUNITY TO DEVELOP A FOUR TITLE LAND ASSEMBLY INTO A MULTI-UNIT RESIDENTIAL SUBDIVISION UNDER THE "R-10 RESIDENTIAL ZONE"! Discover an unparalleled opportunity in Salmon Arm! This property is one of four separate, neighbouring properties on 50th St NE (separate Seller & Title for each property) in this Land Assembly, together spanning a total of 5.88 acres. As per the City of Salmon Arm, based on low density provisions, the "R-10 Zoning" would allow 22 units/ha (Buyer is responsible for their own due diligence on development). Nestled in an up-coming area, offering proximity to North Canoe public school, grocery store, popular restaurant & short drive to all Salmon Arm amenities. Enjoy a nice walk to Canoe Beach on breathtaking Shuswap Lake. With seamless access to the Trans Canada Highway, commuting is effortless, enhancing the Land Assembly's appeal for developers & investors alike. An incredible chance to shape the future of Salmon Arm's housing landscape. Home (1959) & outbuildings on property are being sold "as is, where is". See EXCLUDED Items. The Seller's first preference is to sell this property MLS®# 10350772 (PID: 009-603-794) within a land assembly which includes the following three (3) land titles: MLS®# 10350774 (PID: 004-787-226), MLS®# 10350768 (PID: 009-632-867), MLS®# 10350773 (PID: 005-291-461) OR The Seller's second preference would be to sell this property MLS®# 10350772 (PID: 009-603-794) with MLS®# 10350768 (PID: 009-632-867) (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<https://harpertwinsrealty.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

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