

6721 50TH Street Salmon Arm British Columbia

\$1,899,000

DEVELOPERS - INCREDIBLE OPPORTUNITY TO DEVELOP A FOUR TITLE LAND ASSEMBLY INTO A MULTI-UNIT RESIDENTIAL SUBDIVISION UNDER THE ""R10 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 City of Salmon Arm, based on low density provisions, ""R10 Zoning" would allow 22 units/ha (Buyer is responsible for their own due diligence on development). Nestled in an up-and-coming area, it offers proximity to North Canoe public school, grocery store, popular restaurant & short drive to Salmon Arm amenities. Enjoy a walk to Canoe Beach on 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 (1973) & outbuildings on property are being sold ""as is, where is"". See EXCLUDED Items. The Seller's first preference is to sell this property MLS(R)# 10350774 (PID: 004-787-226) within a land assembly which includes the following three (3) land titles: MLS(R)# 10350768 (PID: 009-632-867), MLS(R)# 10350773 (PID: 005-291-461), MLS(R)# 10350774 (PID: 004-787-226) with MLS(R)# 10350773 (PID: 005-291-461). (id:6769)



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

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.