



## 630 RIVERSIDE Avenue Sicamous British Columbia

\$3,900,000

High Density Lakefront Development site with a marina operation in Sicamous, BC (half-way between Calgary & Vancouver). Upland parcel is 2.55 acres & zoned for a Multi-Unit structure allowing residential uses. Local District studies on housing stock show supply & demand opportunities - contact agent for report. Original plans & permits were taken out for a 67 unit, 3 building condo structure with marina skip for each unit & short-term rentals allowed - all related permits have since expired. Marina needs reconfiguration. The District is very cooperative to ideas for development. There is a DCC credit to be carried over to new owner/developer of \$209,777. Remaining from this previously unbuilt venture is a 62,000sf concrete underground parking garage with 162 stalls. This structure serves as a potential income stream/storage complex in the pre-development stage & later providing cost savings for development. Foreshore area in front of the land covers 1.6 acres in the Sicamous Narrows. (id:6769)

Listing Presented By:



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