



## 6611 50TH Street Salmon Arm British Columbia

\$1,050,000

DEVELOPERS - AN INCREDIBLE OPPORTUNITY TO DEVELOP A FOUR TITLE LAND ASSEMBLY INTO A MULTI-UNIT RESIDENTIAL SUBDIVISION UNDER THE NEW "R-10 RESIDENTIAL ZONE"! Discover an unparalleled opportunity in Salmon Arm, BC! This property is one of four separate, neighbouring properties on 50th St NE (separate Seller & Title for each property) within this Land Assembly, together spanning a total of 5.88 acres. As per the City of Salmon Arm, based on low density provisions, the new "R-10 Zoning Bylaw" 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 all Salmon Arm amenities. Enjoy a leisurely walk to Canoe Beach on breathtaking Shuswap Lake, adding to the allure of this location. With seamless access to the Trans Canada Highway, commuting is effortless, enhancing the Land Assembly's appeal for developers & investors alike. Don't miss out on this incredible chance to shape the future of Salmon Arm's housing landscape. Home (1930) on property is being sold "as is, where is". See Excluded Items. The Seller prefers to sell this property within a Land Assembly, which includes the following other three (3) Land Titles: 6721 50 Street NE Salmon Arm, PID 004-787-226, MLS(R) 10318333; 6661 50 Street NE Salmon Arm, PID 005-291-461, MLS(R) 10318154; 6641 50 Street NE Salmon Arm, PID 009-603-794, MLS(R) 10318331. (id:6769)

Listing Presented By:



Originally Listed by:  
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<https://harpertwinsrealty.com/>



Royal

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