



## KENIRIS Road Nelson British Columbia

\$720,000

Prime Developable Land For Sale Welcome to an unparalleled opportunity for visionary developers! Nestled on the edge of the community of 6-Mile on the North Shore, this expansive tract of land offers an extraordinary canvas for your next project, or spacious homestead for you & your family. 5.13 Acres of lightly treed landscape, this parcel boasts panoramic vista views of the West Arm of Kootenay Lake. Located on a paved secondary residential road for low vehicle traffic in the neighborhood. Just 10 minutes from downtown Nelson, you will find a number of conveniences near by including beaches, a boat launch, the much sought after French Immersion school, plus a local convenience store. A further 10 minutes along the scenic North Shore brings you to famous Kokanee Creek Park which offers many recreational opportunities for the whole family. Preliminary planning is in place to subdivide and develop 7 residential lots. Can be purchased in concert with the next door 5.18 acres lot which could make this a full 10.31 acres offering even more potential (see adjacent MLS#10327790 ). Zoning permits flexible usages including home based businesses, duplex homes, and hobby farms. Seize this extraordinary opportunity to shape the landscape and leave a lasting legacy in this family oriented community. Drilled well in place, septic approval, natural gas & power just steps away. (id:6769)

Listing Presented By:



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RE/MAX Four Seasons (Nelson)



Royal

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