



1351 10 Avenue Salmon Arm British Columbia

\$659,000

****Development opportunity**** This R5-zoned High Density Residential lot offers a prime opportunity in one of BC's most sought-after communities. Centrally located with breathtaking views of Shuswap Lake and the city skyline, the property includes previously approved plans for a 3-storey, 22-unit multi-family building. Since the original design, zoning regulations around height and density have become more flexible, meaning an even larger project may now be possible. A registered covenant on title permits construction of up to four storeys plus a basement, opening the door to enhanced development potential. While new permits and updated plans would be required to meet current building codes, having prior approvals and development permits on file offers a head start—ideal for developers or investors ready to capitalize on rising housing demand in Salmon Arm. Just moments from the hospital, schools, downtown, and the waterfront—including the iconic Salmon Arm Wharf—this property is perfectly positioned for a vibrant residential project. Offered at \$659,000 - a rare opportunity to secure a ready-to-go urban development site in the heart of the Shuswap. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://jeznichols.com/>



Royal LePage Locations West Realty

484 Main Street, Penticton, BC,

Phone: 250-493-2244
tammykozari@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.