

\$1,099,000 - 6641 50th Street Ne, Salmon Arm

MLS® #10350772

\$1,099,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1.00 Acres

NE Salmon Arm, Salmon Arm, British
Columbia

DEVELOPERS - INCREDIBLE
OPPORTUNITY TO DEVELOP A FOUR
TITLE LAND ASSEMBLY INTO A
MULTI-UNIT RESIDENTIAL SUBDIVISION
UNDER THE ""R-10 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 the City of Salmon
Arm, based on low density provisions, the
""R-10 Zoning"" would allow 22 units/ha (Buyer
is responsible for their own due diligence on
development). Nestled in an up-coming area,
offering proximity to North Canoe public
school, grocery store, popular restaurant &
short drive to Salmon Arm amenities. Enjoy a
walk to Canoe Beach on breathtaking
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
(1959) & outbuildings on property are being
sold ""as is, where is"". See EXCLUDED
Items. The Seller's first preference is to sell
this property MLS®#10350772 (PID:
009-603-794) within a land assembly which
includes this property & the following three (3)
land titles: MLS®#10350774 (PID:
004-787-226), MLS®#10350768 (PID:



009-632-867), MLS®#10350773 (PID: 005-291-461) OR The Seller's second preference would be to sell this property MLS®#10350772 (PID: 009-603-794) w/ MLS®#10350768 (PID: 009-632-867) (id:6289)

Essential Information

Listing #	10350772
Price	\$1,099,000
Bathrooms	0.00
Acres	1.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	6641 50th Street Ne
Subdivision	NE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V0E1K0

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Is Waterfront	Yes
Waterfront	Waterfront on pond

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Real Broker B.C. Ltd
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