

# \$899,000 - 1321 7th Avenue, Fernie

MLS® #10357927

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.33 Acres

Fernie, Fernie, British Columbia

**Exceptional Development Opportunity!**  
Discover a prime 0.33-acre development lot situated in the vibrant centre of Fernie, BC, recently recognized as one of "The Coolest Towns in North America." This property boasts excellent visibility along Highway 3, a major east-west route in Canada that bisects Fernie, ensuring high exposure and significant traffic flow. With a population >6,300 and a notable presence of second-home owners, Fernie offers a robust, multi-faceted economy driven by both resource extraction and tourism. The lot is zoned for commercial highway use, which permits a diverse array of uses. Explore options such as residential units above the first storey, condo hotels, bars, restaurants, veterinary clinics, laundromats, retail stores, automotive parts stores, medical or dental clinics, arcades, and more. Positioned at a busy traffic light-controlled intersection, the site benefits from excellent visibility + accessibility. The property is ready for development with much pre-construction legwork completed, presenting a "green land" opportunity ripe for your ideas. As one of the last remaining bare land development lots on Highway 3, this parcel represents a unique chance to capitalize on Fernie's thriving economy and year-round tourism. Don't miss this opportunity to secure a prime piece of real estate in one of Canada's most beloved destinations. Contact me today to explore how this exceptional property can become the foundation for your next successful venture!



(id:6289)

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10357927    |
| Price     | \$899,000   |
| Bathrooms | 0.00        |
| Acres     | 0.33        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1321 7th Avenue  |
| Subdivision | Fernie           |
| City        | Fernie           |
| Province    | British Columbia |
| Postal Code | V0B1M0           |

## Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Recreation, Ski area                                     |
| Utilities | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Features  | Level lot                                                |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Level |
|-------------------|-------|

## Additional Information

|        |            |
|--------|------------|
| Zoning | Commercial |
|--------|------------|

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX Elk Valley Realty |
|----------------|--------------------------|



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