



FOR SALE

1500 Willow Crescent
Merritt, BC

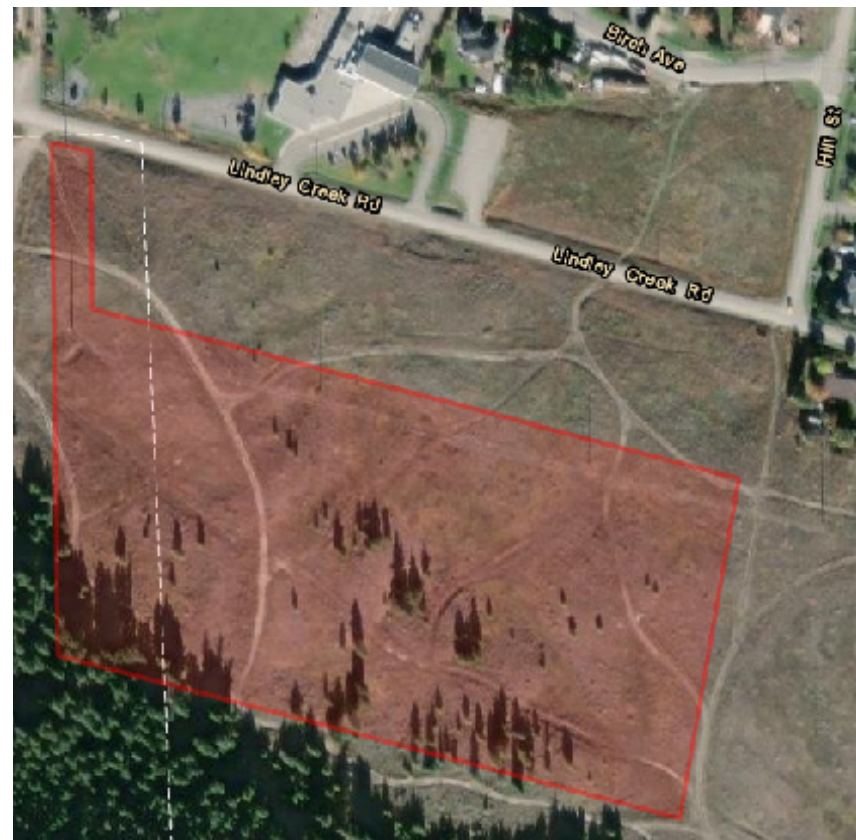
Residential Development Land

- » Potential to Subdivide before Completion
- » Shovel Ready
- » Proposed R5 and R7 Split Zoning
- » Potential to Build up to 70 Mobile Home Pads and 200 Condominium or Apartment Units

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®



1500 Willow Crescent (Merritt, BC)

15.06 acres of Residential Development Land in Merritt, British Columbia. This opportunity CURRENTLY has the potential for up to 55 Mobile Home pads per hectare. The Seller has proposed to re-zone this property to be a split R5 (Mobile Home Park and R7 (Medium Density Residential)). The Seller has currently proposed 70 Mobile Home Pads to be developed on the north side of the property, and 200 Condominium/Apartment units to be developed on the south side of the property. Potential to subdivide the Mobile Home Pad lands from the Condominium/ Apartment lands.

All Buyers and Buyer's Agent(s) should independently verify the facts of this property if deemed important.

- » 1 Hour Drive to Kamloops
- » 2 Hour Drive to Abbotsford
- » 1 Hour & 15 Minute Drive to West Kelowna

PROPERTY INFO

AREA

Total: 15.06 Acres

ASKING PRICE

\$9,000,000

Price Breakdown:

Mobile Home Pads - \$3,300,000

Condos/Apartments - \$5,700,000

PID

032-349-556

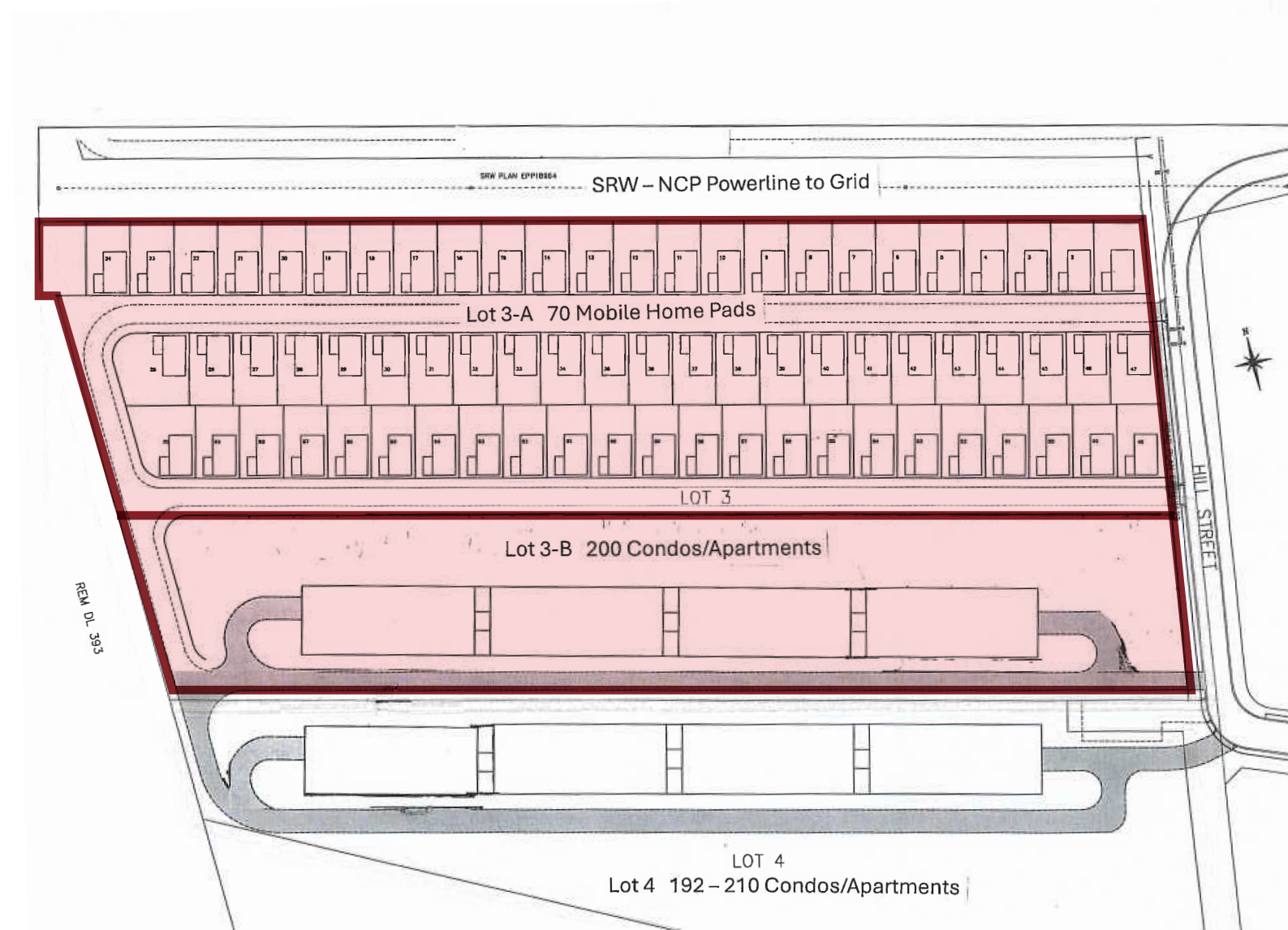
LEGAL DESCRIPTION

LOT 3 SECTION 16 TOWNSHIP
91 KAMLOOPS DIVISION YALE
DISTRICT PLAN EPP109629

ZONING

R5 (Mobile Home Park)

The Mobile Home Park zone is intended to regulate the establishment of rental mobile home parks, in proper relationship to community facilities and surrounding development.



MEASUREMENTS

Please note that all measurements are approximate and should be verified by the buyer if deemed important to them.



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