

FOR SALE

DP/BP APPROVED RESIDENTIAL SITE

5610 TRAIL AVENUE, SECHELT



Cody Davis

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SUMMARY

Jovi Realty presents an unique opportunity in Sechelt BC to purchase a Development Permit approved with Building Permit ready for pickup of a residential strata 3 storey building. The locals call their home the 'Land Between Two Seas' which is located on the desirable Sunshine Coast. In the town centre this 36 one and two bedroom units, grade level parking approved site has drawings and all the due diligence in place for a builder and or developer to have a shovel ready site.

A specific buyer who is looking for more doors and a rental building, there is an opportunity to go back to the drawing board with the District of Sechelt for a 72 door rental building. This would take approximately 8 or 9 months and a 40 year covenant. See data room for more info.

Geotechnical reports are 75% complete and Archaeology reports are wrapping up in the coming months. Start building later this year and complete mid 2025.

All related documents are in data room and available upon an executed NDA.

PROPERTY DETAILS

CIVIC ADDRESS:

5610 TRAIL AVENUE, SECHELT

LEGAL DESCRIPTION:

LOT 1 DISTRICT LOTS 304
AND 303 GROUP 1 PLAN
EPP122599

PID:

031-935-770

ZONING :

RM-1

SITE DETAILS

36 UNITS - DEVELOPMENT/
BUILDING PERMIT READY

LOT SIZE:

1.79 ACRES OR 77,972 SQFT

BUILDABLE SQFT:

~31,000 SQFT

ASKING PRICE:

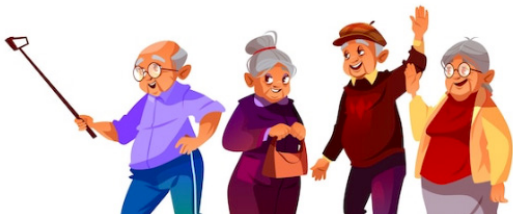
PLEASE CONTACT LISTING
AGENT

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60% OF POPULATION
over the age of 50

RENTAL \$/SQFT
\$2.75-3⁺ /SQFT

RESALE \$/SQFT
\$625⁺ /SQFT

Population by five-year age groups and gender, Sunshine Coast (Regional district), 2021

