



FOR SALE

1530 Willow Crescent
Merritt, BC

Medium Density Development Land

- » Motivated Seller
- » Unique Opportunity
- » 5.84 Gross Acres
- » Aggressively Priced Now at +/- \$14,000 Per Unit, Raw Land Cost!

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

GROSS AREA

5.84 Acres

NEW PRICE

\$3,696,000

PID

032-349-564

LEGAL DESCRIPTION

LOT 4 SECTION 16 TOWNSHIP
91 KAMLOOPS DIVISION YALE
DISTRICT PLAN EPP109629

ZONING

R7 (Medium Density Residential)

Is oriented towards providing higher-intensity pedestrian-oriented residential development, including row houses, back-to-back townhomes, stacked townhomes, and apartment buildings.

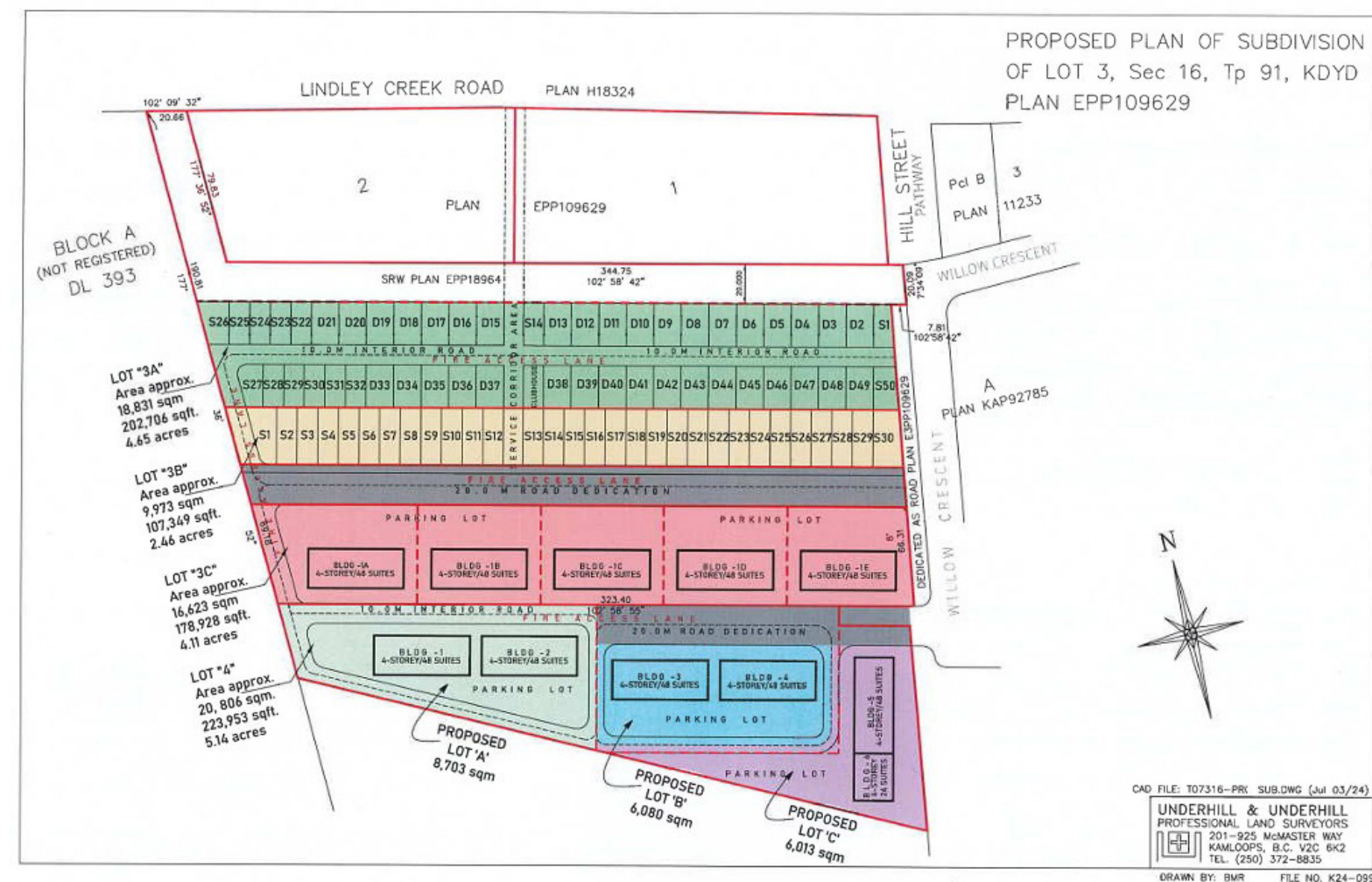
- » 1 Hour Drive to Kamloops
- » 2 Hour Drive to Abbotsford
- » 1 Hour & 15 Minute Drive to West Kelowna



1530 Willow Crescent (Merritt, BC)

Rare opportunity to purchase +/- 5.84 gross acres of Medium Density Development Land in Merritt, British Columbia. This shovel-ready development opportunity currently has the potential to build up to about 150 units per hectare. The maximum buildable height is estimated to be the lesser of 18 meters or 4 storeys.

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



MEASUREMENTS

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



JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation

MAGNUS HEANEY

Commercial REALTOR®

LORI NICOL

Unlicensed Assistant

☎ 604-530-0231

✉ INFO@SCHREDERS.CA

📄 WWW.SCHREDERS.CA



SCHREDERBROTHERS



Wolstencroft Realty

Independently owned and operated

#135 - 19664 64 Avenue,
Langley, B.C. V2Y 3J6

This communication is not intended to solicit or induce breach of an existing agency relationship.