



## FOR SALE

1500 Willow Crescent  
Merritt, BC

### Residential Development Land

- » Pending Subdivision
- » Shovel Ready
- » Multi - Zoned Development Opportunity
- » Rare Opportunity

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®





## PROPERTY INFO

### GROSS AREA

15.06 Acres

### NEW PRICE

\$8,400,000

### Price Breakdown:

Lot 3A - \$2,250,000

Lot 3B - \$1,350,000

Lot 3C - \$4,800,000

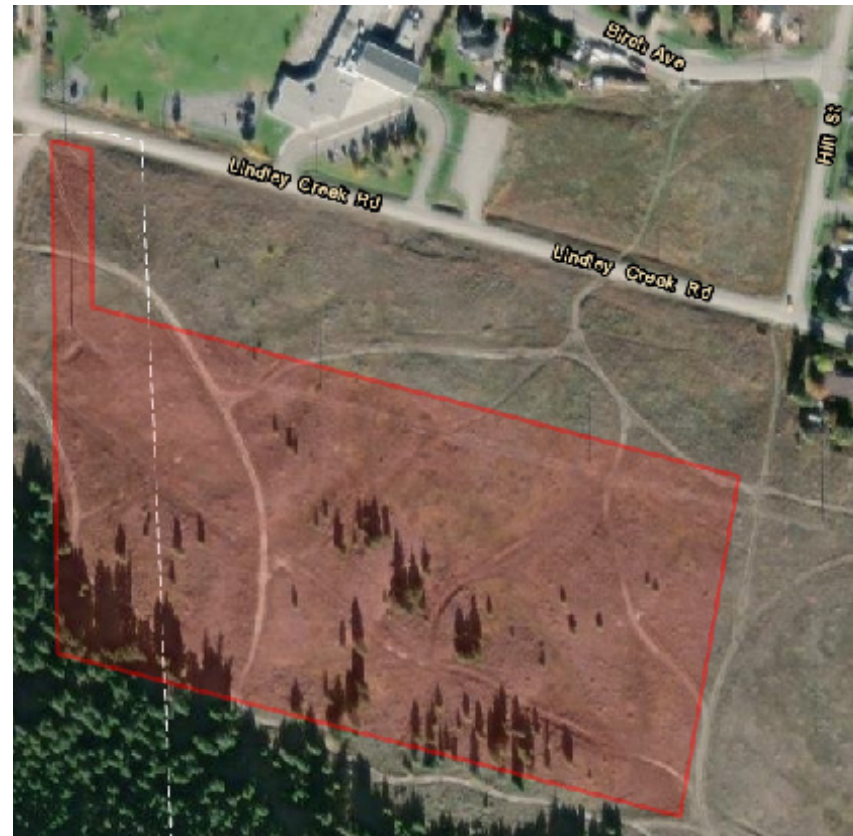
\*Lots 3A, 3B, & 3C may be sold separately,  
subject to finalizing the subdivision plan

## ZONING

**R3 (Medium Density Residential**

**R5 (Mobile Home Park)**

**R7 (Medium Density Residential)**

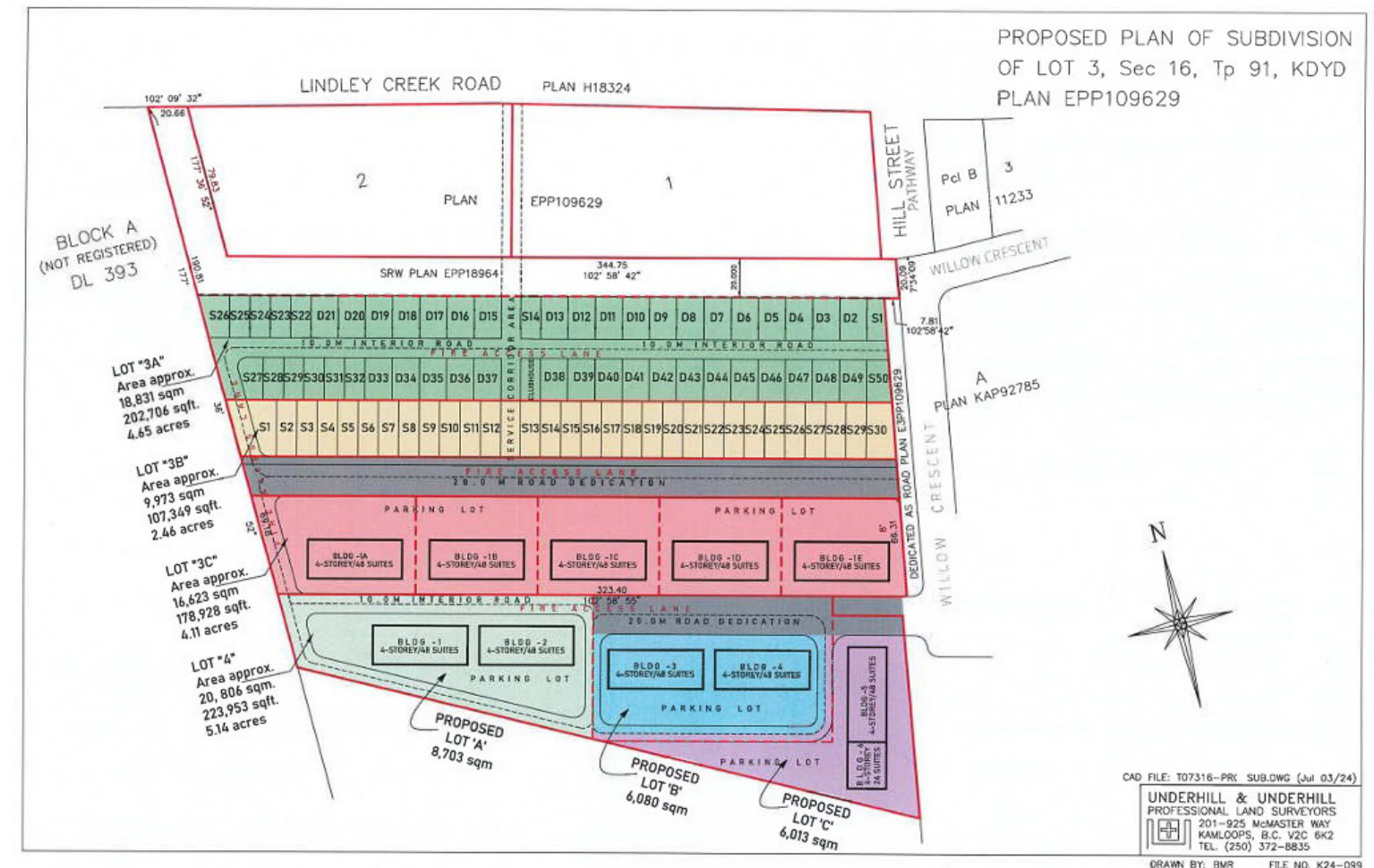


## 1500 Willow Crescent (Merritt, BC)

15.06 gross acres of Residential Development Land in Merritt, British Columbia. The Seller is in the process of subdividing the lands into 3 separate parcels. Lot 3A is zoned to R5 (Mobile Home Park), where approximately 50 mobile home pads could be completed. Lot 3B is expected to be rezoned to R3 (Small Parcel Residential), where approximately 30 small parcel homes could be built. Lot 3C is zoned R7 (Medium Density Residential), where approximately 240 condominium/ apartment units could be finished.

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



### MEASUREMENTS

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





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**SCHREDERBROTHERS**



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