



Lindley Creek Road Merritt, BC

Property Highlights

- ▶ Sale subject to registration of subdivision. Ideal development of 51 unit townhome site. Site is on municipal water and sewer. Natural gas also available.
- ▶ Ideal development - High potential as rental units. Merritt is in need of rental accommodations. Or build and sell as strata title townhouses.
- ▶ All offers conditional upon City of Merritt approval of subdivision application, estimated to be November 2021.
- ▶ Vendor will consider Vendor Take Back mortgage for up to 2 years.

Ted Weibelzahl

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Site Details

Available Area: 3.59 Acres

Legal Description: Part1 SW Section 16 Township 91 Land District 25 Except Plan 707 B1194 B1245 B3015 H18324 & KAP50322

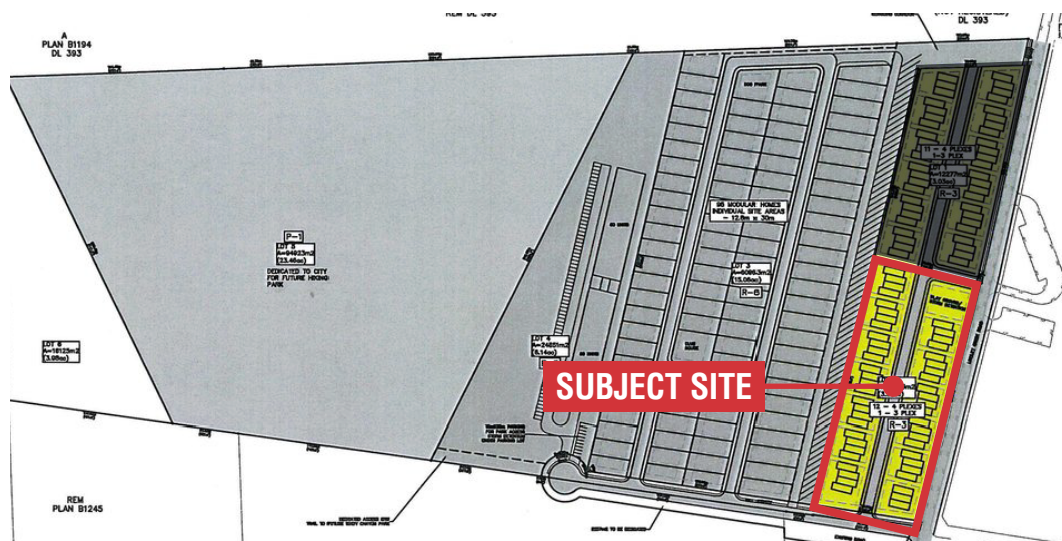
PID: subdivided portion of 013-022-563

Zoning: R-3

Price: \$1,530,000

Unit Price: \$30,000 Per Door

Regional District: Thompson-Nicola



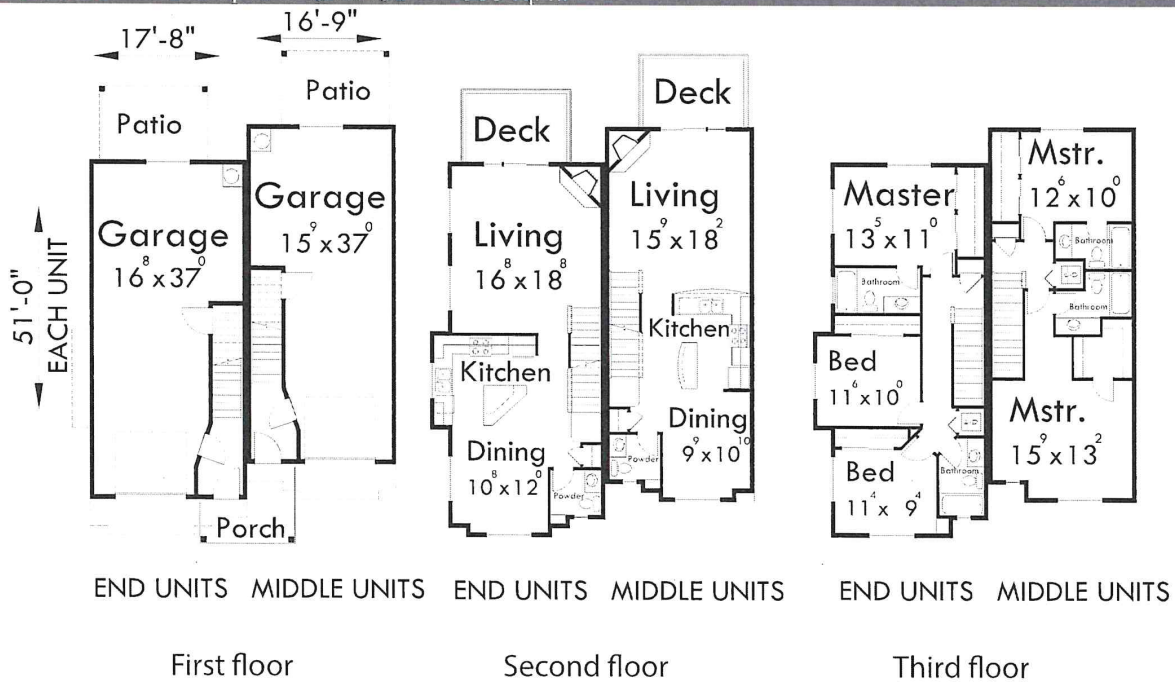
Proposed Design

FOR SALE

51 Unit Townhouse Site



END UNITS		MIDDLE UNITS	
FIRST FLR.	54 sq. ft.	FIRST FLR.	54 sq. ft.
SECOND FLR.	752 sq. ft.	SECOND FLR.	692 sq. ft.
THIRD FLR.	715 sq. ft.	THIRD FLR.	651 sq. ft.
TOTAL	1521 sq. ft.	TOTAL	1397 sq. ft.
GARAGE	618 sq. ft.	GARAGE	583 sq. ft.



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