

DEVELOPMENT OR INVESTMENT

789, 785, 765 Swordy Rd and 3514 Casorso Rd.



DEVELOPMENT OR INVESTMENT OPPORTUNITY! Prime Lower Mission location steps to Lake. Land assembly- contingent on sale of all 4 homes, 789, 785, 765 Swordy Rd and 3514 Casorso Rd. The 2040 OCP designation is a core neighborhood C-NHD and the property is also situated close to a Transit Supportive Corridor (TSC) City supports max density of up to 1.3-1.55 FAR. Multi family 3-4 storeys. Total of 4 homes 257ft x 120ft(depth). Total 0.70 Acres (30,492ft²). Good holding property too as all homes in great condition for rentals and 785 and 789 both have basement suites.. Located close to Okanagan Lake and numerous beaches. This central location in the Lower Mission provides easy access to transportation and minutes away from many amenities including Mission Park shopping centre, Gyms, restaurants, grocery stores, schools, hospital and more.

Property Details

Total 257ft x 120ft (108)Depth

Neighborhood: Lower Mission

Lot Size: .70 acres



Extra Features

PRIME LOCATION

- Located in the Lower Mission
- Close to Okanagan Lake and beaches
- Easy access to transportation
- Minutes away from many amenities including Mission Park shopping centre, Gyms, restaurants, grocery stores, schools, hospital and more.

PLANNING

- Core neighborhood C-NHD location
- Close to a Transit Supportive Corridor (TSC)
- City supports max density of up to 1.3-1.55 FAR. Multi family 3-4 storeys.

BREAKDOWN OF LOTS

4 lots priced on lot sizes totally \$6,650,000

- 3514 Casorso (MLS 10267898) \$1.520M
- 789 Swordy (MLS 10267922) 1.425M
- 785 Swordy (MLS 10267926) 2.090M
- 765 Swordy (MLS 10267923) 1.615M

LOTS SIZES

- 3514 Casorso 100x58 ft 0.157 acres (635 sqm)
- 789 Swordy 120x52 ft 0.145 acres (587 sqm)
- 785 Swordy 120x81ft 0.223 acres (902 sqm)
- 765 Swordy 108x67ft 0.17 acres (688 sqm)