

# 11867 86a Avenue, Delta

\$2,600,000



This almost 30,000 sq ft land assembly in the Annieville neighborhood of North Delta offers an exciting opportunity for multifamily development. Its location within 800 meters of Transit-Oriented Areas enhances accessibility. The new Delta OCP permits up to 6 storeys, allowing for flexible design and density. Major amenities are within walking distance, making it appealing to potential residents. The existing house generates \$3,000 in rent (total land assembly rent is \$10,000), providing immediate cash flow. Preliminary drawings suggest the potential for around 110 units. The application process for submission to the City of Delta has commenced. This land assembly involves 5 properties and must be sold in conjunction with 11868-87 Ave, 11872-87 Ave, 11853-86A Ave, and 11854-87 Ave.

## KEY INFORMATION

MLS® R2936431

Residential Detached

Annieville

5 Bedrooms

2 Bathrooms

2,666 SF

7,474 SF Lot

## FEATURES

Year Built: 1967

Listed By: Century 21 Coastal Realty Ltd.

**rennie**