

# \$600,000 - PART LOT 11 CON 3 CAPREOL

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## Listing ID: 40483714

**\$600,000**

, 7.13 acres

Vacant Land

PART LOT 11 CON 3 CAPREOL,  
Sudbury, Ontario, P3P0C4

This is an excellent residential development opportunity - 7.3 Acres of graded land. Sudbury is growing at an exponential rate. Multi-unit and single family dwellings are on the rise and in demand. In 2022 alone, the value of new projects in the Greater Sudbury area was \$119 million, yielding 457 units of new housing. With the tremendous growth rate, there are continuous investment and employment opportunities in the Greater Sudbury area. Currently, Sudbury has permits in place for \$86.6 million worth of new residential units, and growing. Zoned R1-5 and intended for Residential development use. The approved site plan offers a variety of opportunities and possibilities including 18 single family dwellings, with the possibility of developing multiple semi-detached, triplex and fourplex developments. Lot is in close proximity to St. Anne Catholic School. Site is already graded. Don't let this rare opportunity pass you by. (id:50245)

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