

FOR SALE

1500-1536 WILLOW CRESCENT, MERRITT, B.C.

Marcus & Millichap

3.11 TO 18.67 ACRE FULLY SERVICED DEVELOPMENT SITE

POTENTIAL FOR 150 MODULAR/MOBILE HOME PADS & 264 APARTMENT UNITS



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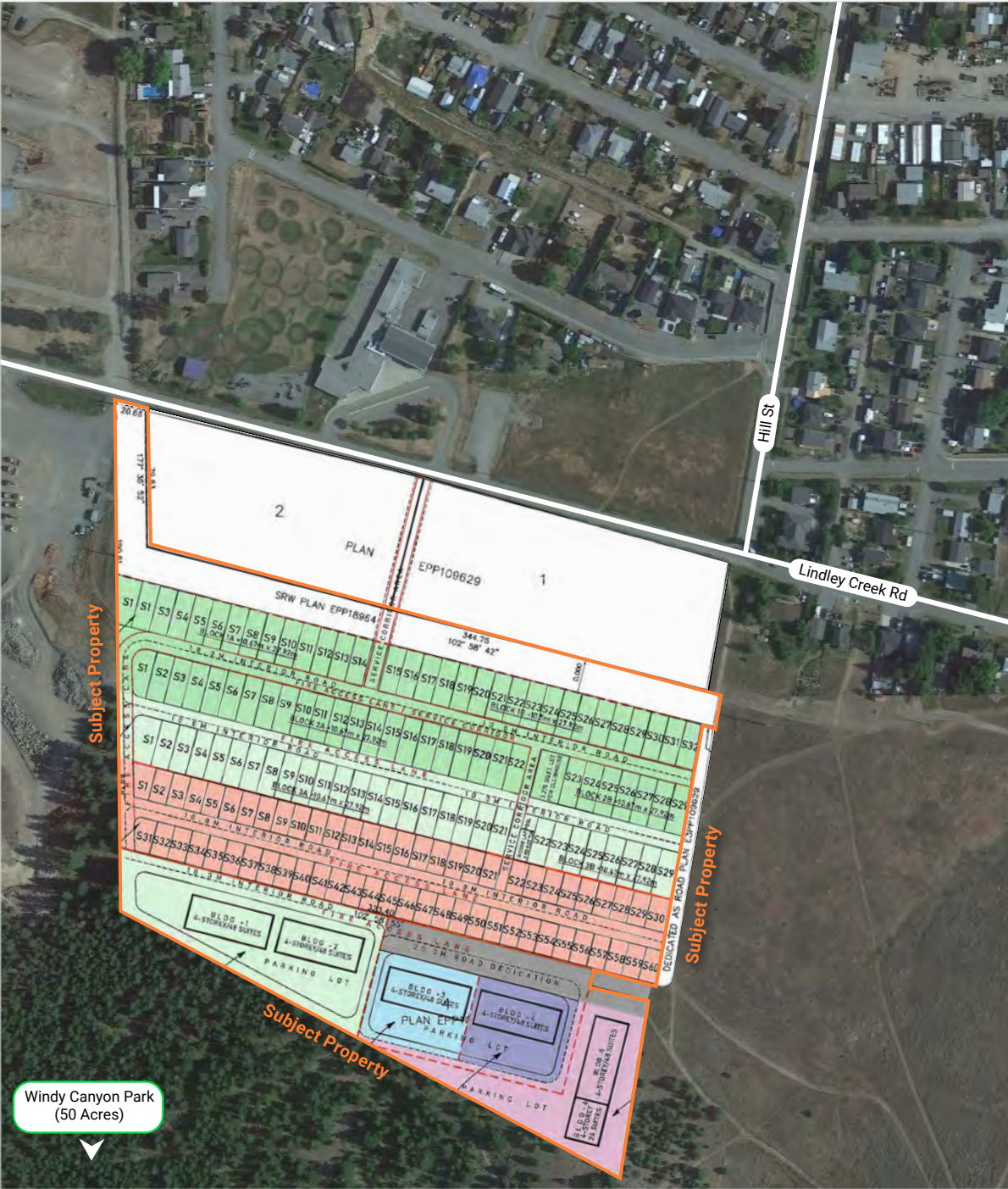
OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 1500-1536 Willow Crescent, Merritt, British Columbia (the "Subject Property"). Part of an 18.67-acre multi-residential subdivision, the Subject Property offers 8.72 acres of modular/mobile home development land and 9.95 acres of multifamily development land. Developers and investors have the opportunity to develop 150 mobile/modular pads and 264 multifamily units nearby the new Windy Canyon Park (50 acres hiking and mountain bike park).

Merritt continues to emerge as a strategic hub at the intersection of the Coquihalla Highway and Okanagan Connector, offering seamless access to Metro Vancouver, Kelowna, and Kamloops, while benefiting from strong tourism, a growing post-secondary presence, and extensive outdoor recreation.

SALIENT DETAILS

Address:	1500-1536 Willow Crescent, Merritt, B.C.
PID:	032-349-556
Legal Description:	LOT 3 SECTION 16 TOWNSHIP 91 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP109629
Zoning/Land Use:	Lot 3A & 3B: R5 - Mobile Home Park Lot 3C & 4: RM 7 Medium Density Multi-Family
Lot Size:	18.67 Acres
Purchase Opportunity:	Lots can be purchased together or separately



LOT 3A

Use	Mobile Homes
Units/Pads	61 pads
Size	5.61 acres
Price per Pad	\$37,500/pad
Total Price	\$2,287,500

*Potential to rezone for Modular

LOT 3B

Use	Modular Homes
Units/Pads	29 pads
Size	3.11 acres
Price per Pad	\$37,500/pad
Total Price	\$1,087,500

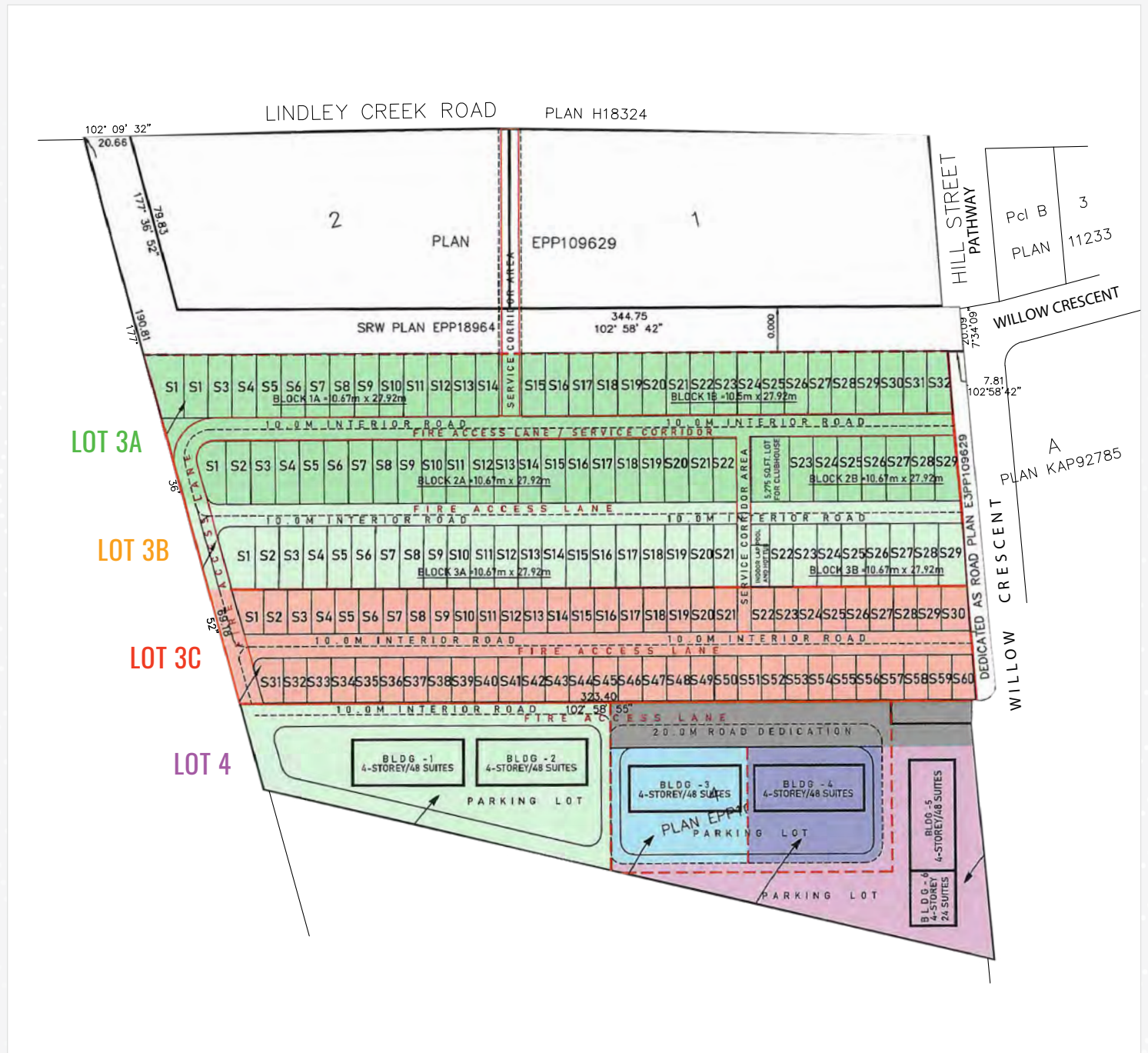
LOT 3C

Use	Modular Homes
Units/Pads	60 pads
Size	4.11 acres
Price per Pad	\$25,631/unit
Total Price	\$2,160,000

*Potential to rezone for Modular

LOT 4

Use	Apartments
Units/Pads	264 units
Size	5.84 acres
Price per Unit	\$11,136/unit
Total Price	\$2,940,000





MERRITT HIGHLIGHTS



Strategic Interior Hub

Located at the junction of Highways 5, 8, and 97C, Merritt serves as a key transportation and distribution node between the Lower Mainland and the Okanagan, with traffic counts exceeding 2 million vehicles annually.



NVIT

Home to the Nicola Valley Institute of Technology, offering trades and university level programs that support a growing skilled workforce.



Tourism & Outdoor Recreation

A major seasonal destination with large regional events and extensive outdoor recreation, drawing significant visitor volumes throughout the warmer months.



Major Industries

Transportation & logistics, manufacturing, construction, agriculture, retail, and tourism.



Population Profile

Total population of 7,051 (2021 census), and a balanced demographic mix with a median age of 46–49 and strong representation across working age and senior cohorts.



Median Household Income

\$70,000

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