



**Riverfront Development Site
with 6-Unit Density Potential**



www.landquest.com

Geoff Massing
geoff@landquest.com
(403) 669-8646



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Riverfront Development Site with 6-Unit Density Potential - Cranbrook, BC

PROPERTY DETAILS

Listing Number:	26002
Price:	\$930,000 + GST
Taxes (2025):	\$2,627.13
Size:	7 acres

DESCRIPTION

This exceptional parcel presents a unique opportunity to develop a multi-family residential project in one of British Columbia's most sought-after locations. A preliminary subdivision concept has been prepared illustrating the potential to configure the seven-acre property into three separate development lots, well suited for three duplex residences, allowing for up to six residential units, subject to municipal approval. The owners will work directly with the buyer to ensure subdivision approval. This offering provides an attractive entry point ahead of full infrastructure completion, creating meaningful value for an investor prepared to advance the project.

The property is adjacent to the final phase of the prestigious Estates at Shadow Mountain development, a master-planned community that seamlessly blends upscale living with the natural environment. The surrounding terrain offers a mix of gentle plateaus, lush riverbanks, and striking views, creating an ideal canvas for a high-quality residential development.

Infrastructure development is progressing, with road access and essential services including city water and sewer anticipated to be completed fully in 2026. Once finalized, the property will be accessed via a scenic roadway serving future high-end acreage lots. This planned layout has been designed to complement the site's topography while showcasing the dramatic riverfront setting, offering privacy and strong development appeal, all within minutes of Cranbrook's downtown amenities.

LOCATION

6145 Parnaby Road - Cranbrook, BC

ACCESS

Contact Listing Agent.

AREA DATA

Located within the city limits of Cranbrook, the largest urban center in the East Kootenay's, this property is positioned in a thriving and strategically significant area. Historically known as the "Key City," Cranbrook has long served as a critical hub for the region's industries and continues to play a vital role today.

Cranbrook's infrastructure supports both traditional industries like forestry and transportation, while also fostering growth in tourism, small-scale manufacturing, and retail trade. The city has also seen expansion in healthcare services and education-related industries, further enhancing its role as a regional service center. Modern amenities like healthcare facilities, schools, and retail services make Cranbrook a desirable location

for residents and businesses. The Canadian Rockies International Airport located just minutes away, makes accessibility for travel a breeze. It also enhances opportunities for commerce and investment, reinforcing Cranbrook's importance as a gateway to the East Kootenay's.

RECREATION

This property is surrounded by exceptional four-season recreation opportunities that cater to every outdoor enthusiast. Golfers will find themselves in paradise with easy access to some of the finest courses in the province. Shadow Mountain Golf Course anear golf cart driveway, offers dramatic elevations, pristine fairways and spectacular views. St. Eugene Golf Course not only provides championship-level play but also features a full-service resort and casino, making it a premier destination for relaxation and entertainment. Completing the trifecta, Wildstone Golf Course, Canada's first Gary Player-designed course, is celebrated for its innovative design and breathtaking landscape.

When winter sets in, the area transforms into a snow sports wonderland. Kimberley Alpine Resort is just a short drive away, with Fernie, and Whitewater Ski Resorts also within easy reach. From groomed slopes to backcountry skiing, snowmobiling and snowshoeing, there is endless opportunity for winter adventure!

The area is filled with unique destinations like White Swan Provincial Park, home of the legendary Lussier Hot Springs, where you can relax in natural mineral filled pools surrounded by stunning views of mountain tops and glaciers. Nearby, Wasa Lake and Premier Lake Provincial Parks offer hiking, fishing and camping. For history buffs, Fort Steele Heritage Town brings the past to life with its rich stories and preserved traditions. Whether you're exploring the outdoors or visiting local attractions, the East Kootenays deliver endless possibilities for recreation.



MAP REFERENCE

49°35'0.64"N 115°47'42.13"W

SERVICES

All services expected to be completed in 2026.

IMPROVEMENTS

Bare land only.

ZONING

CD-3 Shadow Mountain Comprehensive Development Zone.

Multi Family Development District

- Townhouse
- Apartment
- Cluster Development
- Park
- Private Utility Use

Potential to re-zone for single family acreage use.

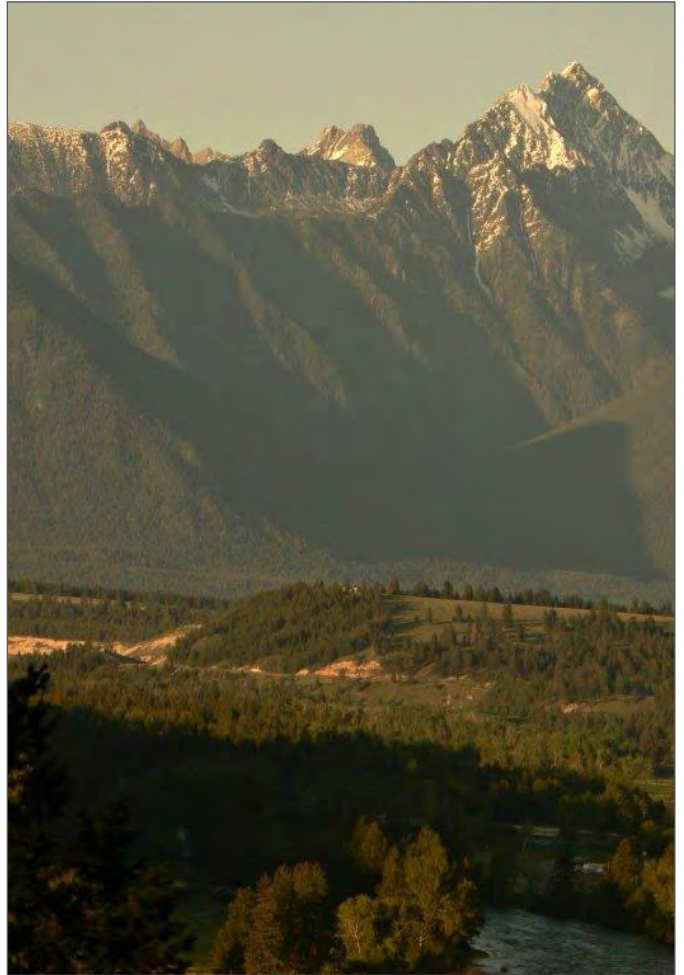
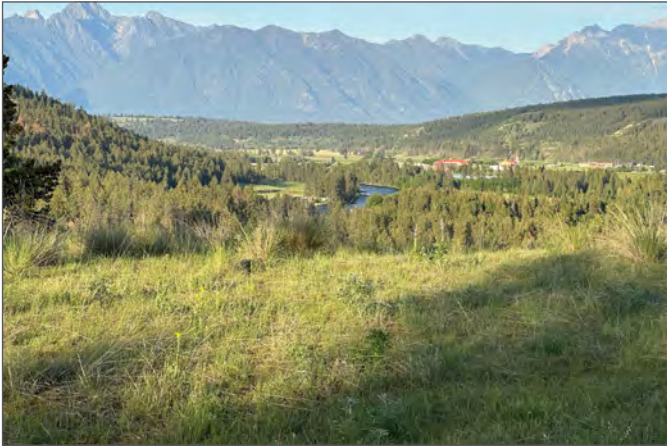
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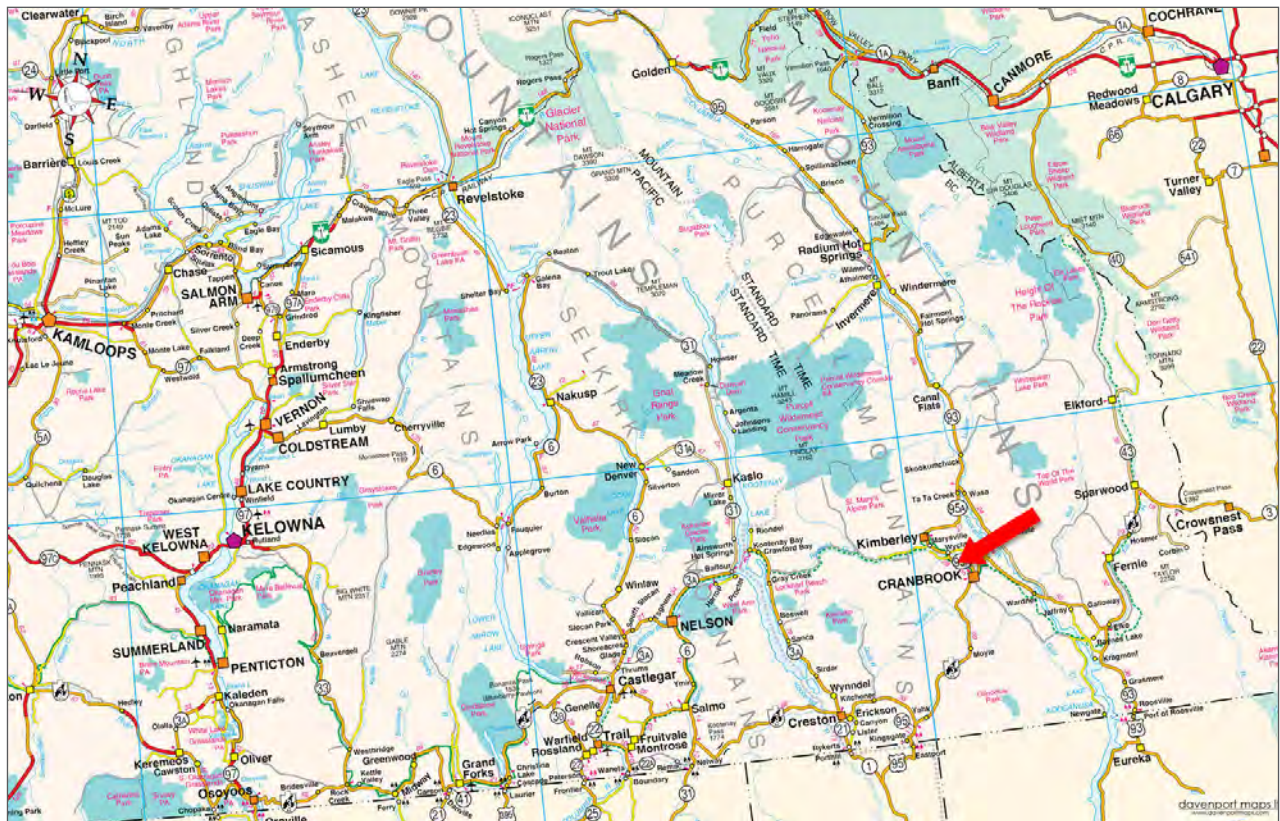
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PLAN EPP4920

PID 028-249-143

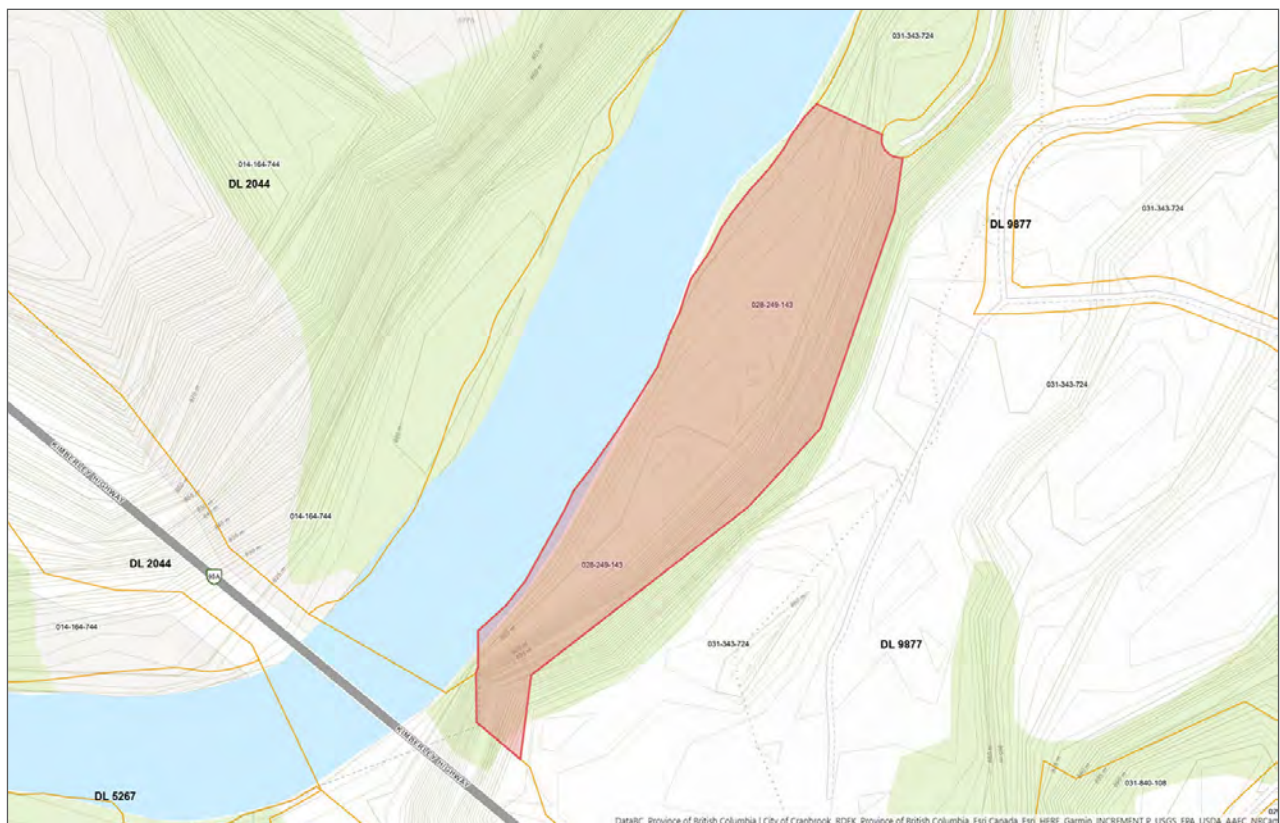


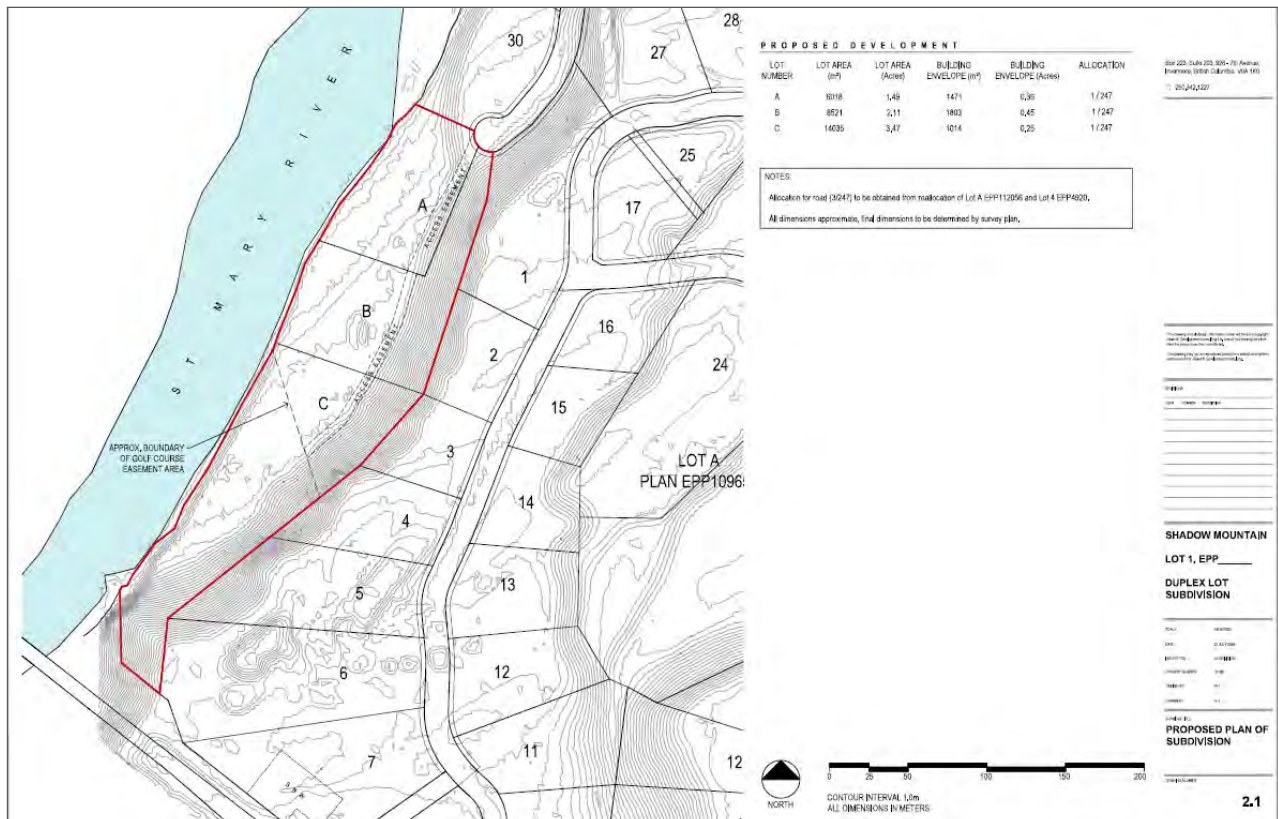
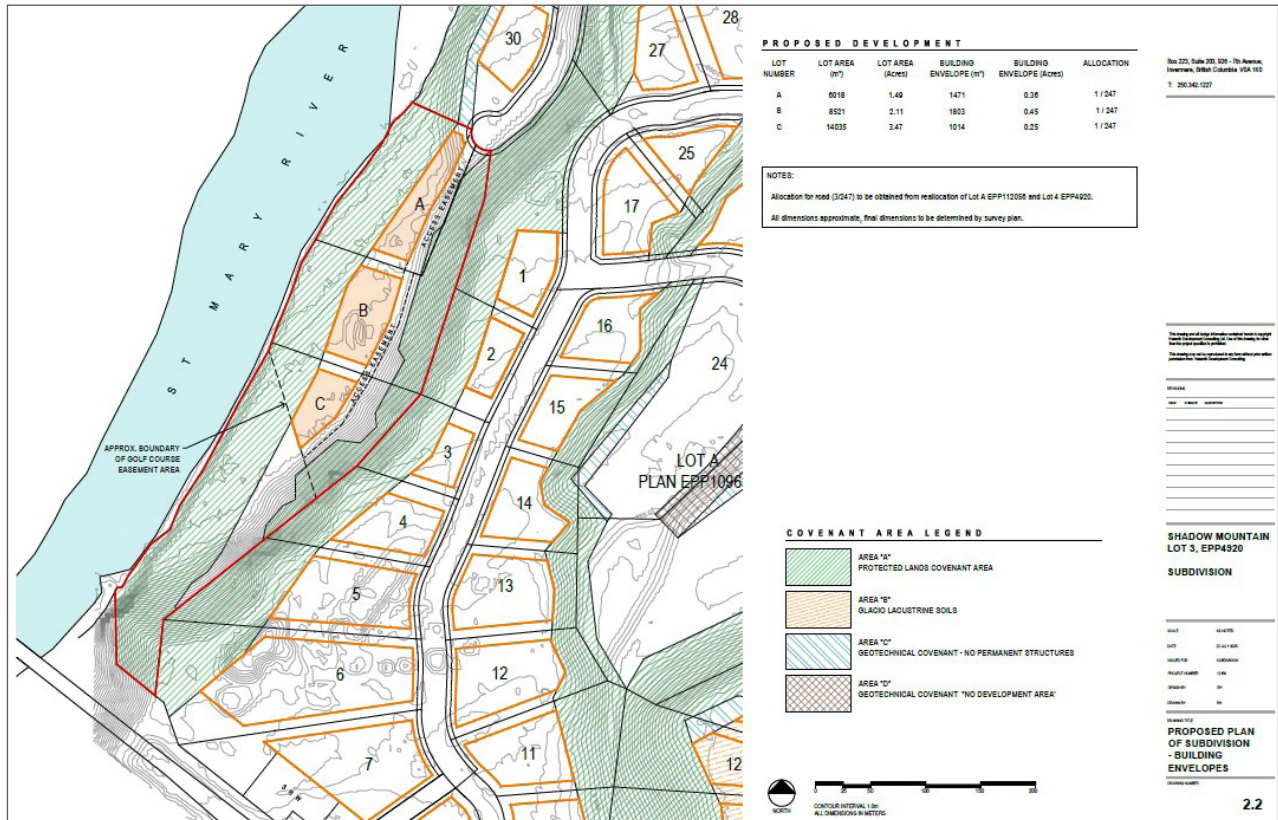














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Geoff Massing

Representative
geoff@landquest.com
(403) 669-8646

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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