

\$799,000 - 9675 Sixth St, Sidney

MLS® #1018872

\$799,000

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.13 Acres

N/A, Sidney, BC

Prime Development Opportunity in one of Sidney's most walkable & fast evolving neighborhoods. Welcome to 9675 Sixth St-a 3 bed/2 bath 1960's ranch-style home on a level 5,500 sq/ft lot with bonus laneway access. This offering aligns with the province's SSMUH legislation, supporting increased density & housing diversity on residential lots. Current R1 Zoning could permit up to four dwelling units on the existing lot or subdivision potential, as evidenced in the immediate neighborhood. Buyer to confirm any redevelopment with Town Planning Dept. Whether you're an investor, builder or visionary homeowner, this is a compelling opportunity to capitalize on Sidney's dynamic urban fabric. Steps to the ocean, parks, transit, Town shops & vibrant eateries. While the value is primarily in the land, the existing home is livable & could serve as a holding property/rental while redevelopment plans are underway. Value priced to sell. Listed below 2025 BC Assessment of \$853,000. Sold as is, where is.

Built in 1963

Essential Information

MLS® #	1018872
Price	\$799,000
Bedrooms	3
Bathrooms	2.00



Square Footage	1,050
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Single Family Detached
Status	Active

Community Information

Address	9675 Sixth St
Area	Si Sidney South-East
Subdivision	N/A
City	Sidney
County	Capital Regional District
Province	BC
Postal Code	V8L 2W3

Amenities

Utilities	Cable Available, Electricity To Lot, Garbage, Phone Available, Recycling
Parking Spaces	2
Parking	Driveway, RV Access/Parking
# of Kitchens	1

Interior

Heating	Baseboard, Electric, Forced Air, Oil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room, Wood Burning

Exterior

Exterior Features	Fencing: Partial, Garden, Low Maintenance Yard
Windows	Aluminum Frames, Insulated Windows, Vinyl Frames, Wood Frames
Roof	Fibreglass Shingle
Construction	Frame Wood, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Office	Pemberton Holmes Ltd - Sidney

Zoning R1

Listing Details

Listing Office Pemberton Holmes Ltd - Sidney

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