



680 Marine Park Drive 1 Salmon Arm British Columbia

\$299,000

Position your business in one of Salmon Arm's most vibrant locations—just steps from Shuswap Lake, the Salmon Arm Wharf and surrounded by year-round foot and vehicle traffic. This is a great opportunity to own commercial space and build equity, rather than lease. The level-entry space offers approximately 800 sq. ft. of bright, versatile space with large windows that bring in plenty of natural light and provide excellent visibility. Two separate entrances make access easy for both clients and staff. The unit is equipped with natural gas heating/cooling, a bathroom, and existing plumbing in place for sinks and a stove vent—opening the door to a wide range of business possibilities. Currently operating as a hair salon, the space is ready for a seamless transition if you'd like to continue a salon business. Alternatively, bring your own vision, this flexible layout could easily accommodate a cafe, restaurant concept, artisan retail shop, boutique, massage therapy or wellness studio, physiotherapy clinic, accounting or professional office, esthetics studio, tattoo studio, small gallery, specialty food shop, or creative workspace. Located in the heart of Salmon Arm's waterfront district, this high-exposure location benefits from steady local traffic and visitors drawn to the Wharf and surrounding businesses. Although the business itself is not for sale the seller may negotiate the sale of the salon equipment and wig inventory. Bring your ideas and make this space your own. (id:6769)

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