



101 7th Avenue Keremeos British Columbia

\$899,000

Incredibly unique and versatile Commercial/Residential opportunity. Updates galore. Newly built (2019) trendy 3 bed, 2 bath home, and an additional 1 bedroom suite situated on top of highway-fronting commercial space. Home includes 9' ceilings, skylights and custom finishings, making this artist-designed space bright and cheerful. Upstairs also features a fully-contained private 1 bed suite. Enjoy the warm Similkameen on your back patio or roll up the garage door in the flex room at the front of the building for a change of scenery. The king-sized master bedroom has 2 closets (one a walk-in), large ensuite bathroom with 2 sinks, soaker tub, and roomy, glass-walled shower. The space also features a home office with built-in desk + ample shelving. There is a large chef's kitchen w/custom cabinets and a sizeable island for socializing. Cozy up by the warm gas fireplace in the winter! Large main floor commercial space with a shop at the rear. Separate overhead doors access both the commercial and the shop. All mechanical upgraded at time of recent renovation. Brand new commercial rooftop HVAC, Boiler for in-floor heat, HWTs, upgraded electrical, fire separation etc. No corners cut. Excellent exposure located off Highway 3 with ample parking for your business/tenants out front. the property is walking distance to downtown Keremeos. The back of the property is a large, flat, blank slate with double frontage on Veterans Ave. (id:6769)

- Bedroom 16'3" x 8'1"
- 5pc Ensuite bath 13'10" x 7'2"
- Den 14'4" x 7'9"
- Bedroom 10'4" x 9'2"
- Bedroom 13'6" x 11'3"
- Dining room 8'8" x 7'3"
- Office 7'11" x 6'9"
- 4pc Bathroom 6'7" x 4'9"
- Storage 10'3" x 9'8"
- Workshop 38'10" x 19'2"
- Partial bathroom 7'9" x 4'8"
- Utility room 62'10" x 19'8"

- Primary Bedroom 14'3" x 13'10"
- Living room 16'5" x 12'1"
- Laundry room 8'1" x 7'0"
- Kitchen 19'2" x 10'0"
- Utility room 23'2" x 19'2"
- Full bathroom 8'5" x 5'2"
- Kitchen 10'5" x 8'0"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna



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