



# 104 George Street Enderby British Columbia

\$745,000

Exceptional Investment Opportunity in the up and coming city of Enderby. Secure a solid, income-producing property with immediate cash flow and strong future upside. Currently generating approximately 3.5% ROI, this well-maintained holding property offers both stability today and significant development potential for tomorrow. Situated on 0.92 acres (40,000 sq ft) with 200 feet of prime Highway 97A frontage, the property consists of two legal PIDs and is presently zoned Country Residential. The City of Enderby has expressed interest in future C2 zoning (buyer to confirm), opening the door to a wide range of commercial and mixed-use development possibilities. The property currently has long-term tenants who would like to stay, providing dependable, low-maintenance income from day one and making this a truly turnkey investment. In addition to its strong income potential, the property offers scenic views of the iconic Enderby Cliffs, mature park-like landscaping with established fruit trees, and a circular driveway for convenient access. It also features a double detached carport with an attached workshop, a comfortable main residence with a large covered porch, and a fully serviced 440 sq ft studio that is ideal for additional rental income or flexible use. Listing photos are digitally staged, buyer should view to confirm. This is a rare opportunity to secure a high-exposure property with solid holding income and long-term development potential in a growing community. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

LePage

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Other 10'0" x 6'0"

Bedroom 8' x 10'

3pc Bathroom 7' x 6'

Workshop 11'0" x 20'0"

Bedroom - Bachelor 14'0" x 20'0"

Pantry 5'0" x 4'0"

Laundry room 12'0" x 8'0"

3pc Bathroom 8'0" x 6'0"

Bedroom 8'0" x 15'0"

Bedroom 10'0" x 12'0"

Living room 16'0" x 16'0"

Dining room 10'0" x 8'0"

Kitchen 11'0" x 16'0"

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