



105 Black Road Salmon Arm British Columbia

\$893,000

Outstanding 8.9-acre property featuring a newly constructed 1700 square foot shop, meticulously built to the highest standards. This property is fully equipped with site preparation, water, septic system, power and a state-of-the-art shop. Offering immediate potential for your dream home and acreage. The impressive shop boasts a full bathroom, a main bay with a 12X20 polycarbonate commercial overhead door, a second bay with a single garage door and a bathroom/mechanical room. With two 200 amp services -- one dedicated to the existing building and another earmarked for your future home -- the possibilities are expansive. Additional amenities include RV sites with power and water, provisions for an EV charger, a computerized constant water pressure system, a Samsung Heat Pump and superior insulation with R24 in walls and R50+ in the attic. A portion of land within the ALR, offering both seclusion and potential. Situated just ten minutes from Salmon Arm, indulge in the 4-season nearby amenities such as Larch Hills Winery, cross-country skiing and all of Shuswap Lakes wonderful attractions. Local builders stand ready to provide quotes for your new home, or leverage local contractors for an owner-built project. Benefit from natural gravel and aggregate on-site. Contact the Listing Agent or your Agent today to request an information package or schedule a viewing of this vacant, easily accessible property. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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