



# 1122 Riverside Avenue Sicamous British Columbia

\$2,999,000

INVESTOR ALERT! This 7,000 square foot commercial building with foreshore lease on the Shuswap Lake offers a high profile location with driving and water access. This is home to 20 year tenants Moose Mulligan's pub, restaurant, and store with tenants looking to renew the lease. This incredible building has an amazing location and is the perfect hands-free investment with solid cash flow. Offered for sale well below replacement cost, this building and property offer a chance to have a solid return on investment with lots of upside. The building saw a 2014 renovation to expand the patio and complete interior painting. Situated on 0.6 acres with 600 linear feet of boat moorage (30 slips) and easy road access with ample onsite parking. Underutilized foreshore lease that is currently sub leased to building tenant with potential for a marina, moor-age or gas bar. Zoned C4 allows marine-related operations. (id:6769)

Listing Presented By:



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