



## 1318 BAY AVENUE Trail British Columbia

\$445,000

Oh the possibilities when you own this prime commercial location with a residential apartment, in the downtown core. High foot traffic, excellent visibility, and close proximity to public transportation. Take advantage the 1,748 square feet of versatile space, along with the added bonus of extra storage space in the basement. It's currently set up for a restaurant with kitchen appliances in place. Other zoning options for this blank canvas are a gym, grocery store, medical/dental clinic, child care centre, studio, florists, beauty salon and many more! Upstairs you'll find nearly a 1500sqft apartment with 4 bedrooms, 2 bathrooms, a kitchen, living room, 2 dens/office spaces and more storage! 3 bedrooms and 1 bathroom are currently occupied by tenants, their lease ending July 1st. This could be a great space for an owner to live and work. The rear two rooms, that could be converted into bedrooms, and the bathroom, are vacant and this could also be used by an owner or employee suite with use of the commercial kitchen. Bonus, the roof and AC was updated in 2019! An incredible opportunity to establish your business in the heart of this vibrant community. Call your realtor to secure this downtown space in Trail, BC. (id:6769)

Listing Presented By:



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