



## 1500 Hot Springs Road Nakusp British Columbia

\$4,700,000

Arrow Lake Aggregates offers an exceptional opportunity to acquire a well-established gravel and aggregate business in the scenic Arrow Lake Valley, located in British Columbia's West Kootenay region. This operation combines a prime industrial-zoned property, extensive equipment assets, and proven revenue streams with the lifestyle benefits of Nakusp—a vibrant community surrounded by mountains, lakes, and natural hot springs. The offering includes two properties: 1500 Hot Springs Road, a 35.08-acre site zoned M2 Heavy Industrial, and 4743 Highway 6, an 8.13-acre parcel within the Agricultural Land Reserve. Modern facilities feature a 5,000 sq. ft. warehouse with offices and caretaker dwelling, complemented by two-bay and three-bay storage buildings. Operational strength is supported by an extensive fleet of over 30 pieces of heavy machinery and trucks, including excavators, loaders, crushers, and trailers. Aggregate reserves remain substantial. The business is diversified, offering services such as supply material, septic installations, road building, site preparation, basement excavation, crushing and much more. There is a long-term lease with a concrete company for a small portion of land and building. Situated in Nakusp, this business benefits from a growing community and expanding tourism, making it a compelling investment for those seeking operational excellence and lifestyle advantages. (id:6769)

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**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)