



## 1680 MORAN ROAD ThrumsTarrysGlade British Columbia

\$499,000

Investor Alert! Are you ready to own your own business? Well 1680 Moran Road is just the right space for you! This commercial building is located on Highway 3A in Thrums, BC. Thousands of people will be driving by your business each day. This highway is the main artery between Nelson & Castlegar BC. When you walk into this tastefully renovated commercial building your mind will be flooded with ideas! Do you want to continue operating as the profitable local cafe? Or would you like to bring a new business to the neighborhood? This listing has 3 options. 1st option - purchase the commercial building and property (\$499,000). 2nd option - purchase the borscht business & operate out of a different location (\$40,000). 3rd option - purchase both the commercial building & the Cafe / Borscht business. If you choose option three, be rest assured knowing this is a long time profitable business with a current 7% capitalization rate. Owner has put over \$50,000 of renovations into the building. Some highlights include a commercial kitchen renovation, HVAC upgrades, LED lighting, new air conditioner, & septic system renovations. The 500sq foot walk in cooler is perfect for a fruit stand, restaurant, brewery, or liquor store! Contact your REALTOR(R) today to set up a viewing. (id:6769)

Listing Presented By:



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