



225 Main Street Sicamous British Columbia

\$360,000

Welcome to 225 Main Street, a fantastic investment opportunity in one of the Shuswap's fastest-growing communities. This C-1 zoned commercial property sits on a 1,500 sq. ft. lot with 608 sq. ft. of leasable space, offering endless potential for boutique retail, professional services, or a cozy caf  . Perfectly positioned on Sicamous' vibrant Main Street, the property benefits from high year-round exposure. In summer, the area sees a surge of tourists drawn to houseboating, lake life, and outdoor adventures. In fall and winter, the community welcomes hunting and sledding traffic, while spring attracts fishing and hiking enthusiasts—ensuring a steady flow of customers through every season. At a list price of \$360,000, this property offers a strong investment outlook, with projected lease income around \$1,500/month. Whether you're an investor looking for cash flow, or an entrepreneur ready to bring your vision to life, this address combines affordability, visibility, and community charm. Don't miss the chance to secure your spot in the heart of Sicamous—where the Shuswap lifestyle and business growth go hand in hand. New roof (tar and gravel) (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

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