



## 3961 20 Avenue Salmon Arm British Columbia

\$2,299,000

OPPORTUNITY IS KNOCKING... Imagine the current and future potential of this M1 zoned property ( industrial ) located within City Limits. This 7.6 acre parcel is Non ALR, and has a secured fully occupied RV/ storage compound with a separate side yard access & room for up to 117 units and a detached guest house with a projected combined Gross income of approximately \$88,000 for 2024. A perfect way to have passive income while still enjoying the privacy of this Beautifully updated 4-5 bed home that is setback from the road amongst some selectively cleared trees. Loads of updates throughout...kitchen cabinets, appliances, flooring, windows, hardie board siding, roof & attic insulation. Nice open floor plan, dream kitchen, quartz counters, oversized sit up island, stainless appliances including a gas stove. Cozy Freestanding Wood fireplace in the family room to keep toasty in cooler months, Detached heated work shop & lots of implement buildings and storage sheds for all the toys and your equipment. Greenhouse and raised garden beds. Fenced rear yard with attached dog house and run. Large entertaining patio & above ground pool & hot tub. (id:6769)

4pc Bathroom 9'4" x 5'  
 3pc Ensuite bath 5'8" x 5'8"  
 Bedroom 23'11" x 11'6"  
 Bedroom 10'3" x 10'4"  
 Primary Bedroom 14'1" x 12'  
 Laundry room 11' x 6'  
 Foyer 12' x 11'7"

3pc Bathroom 8' x 5'  
 Bedroom 12'8" x 11'5"  
 Family room 17' x 12'6"  
 Kitchen 14'2" x 12'9"  
 Dining room 11'7" x 9'7"  
 Living room 16'2" x 14'2"

Listing Presented By:



Originally Listed by:  
 RE/MAX Shuswap Realty

<http://www.paulagassiz.com/>



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