



## 4751 5th Avenue Salmon Arm British Columbia

\$3,000,000

New Price!!! Rare opportunity to acquire a large industrial acreage near the Trans-Canada Highway & located in the fast-growing community of Salmon Arm. Versatile split zoned parcel with both M-1 General Industrial and M-5 Salvage Yard zonings which permit a wide range of industrial uses including all the automotive uses, metal fabrication, welding, salvage yard and other light & heavy-duty industrial uses. Large flat building site with great frontage along 5th Ave. The land comes improved with a +/- 5,400 SF industrial building with fully engineered heavy metal framing & corrugated metal cladding shop area with one (1) 10 by 12 roll-up bay door. Front desk and office space is drywalled and insulated with an additional separate heated area. Improvements also include an additional +/- 875 SF fully insulated shop with metal cladding, power & two (2) 12 by 12 drive through bay doors that allow for smooth passage of vehicles from the shop to the main building. The land is benched towards the back of the acreage with many flat areas for building sites up top. Would make a superb redevelopment site. Build your own building on a portion of the site and create lease income from surface storage and existing improvements or redevelop the entire site. Equally well suited for owner/user and investment purposes, rezoning & subdivision. Larger scale industrial zoned acreages like this rarely come to market. Newer oil-separator system. New environmental report on file for qualified buyers. (id:6769)

Listing Presented By:



Originally Listed by:  
Business Finders Canada



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.