



## 5671 Auto Road Salmon Arm British Columbia

\$1,695,000

1.768-acre M1-zoned industrial property featuring two separately leased buildings and strong revenue potential. The main building offers approximately 3,694 sq. ft. and includes ground-floor retail and office space, a washroom, two shop/warehouse bays with mezzanine storage, and a beautifully updated 2-bedroom residential suite on the upper level. The commercial lease is currently month-to-month, providing flexibility for an owner-occupier to establish their own business or continue generating rental income. The second building is an approximately 3,484 sq. ft. Quonset-style structure with a fenced yard area and a recently renewed 3-year lease in place. Features include radiant gas heating, office and storage space, a washroom, and convenient access through a 14' x 14' overhead door. A versatile investment property offering immediate cash flow, future occupancy options, and excellent industrial zoning flexibility. (id:6769)

Listing Presented By:



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