



## 7114 1ST Avenue Ymir British Columbia

\$588,000

Beautifully restored property . This versatile space is the heart of the village. Turn key bakery operation included. Amazing future residential opportunity. Currently operating as a Bakery and Canada Post which sits on 1/2 half of the building (1000 sq. feet.) and there is a separate space adjacent for another business or a lease option. Both have separate entrances and store front. This 2000+ sq ft building has 13 ft ceilings showcasing original timbers. The Recent renovations include new windows, a timber frame front awning, brand new Truss package with a metal roof, radiant in-floor heating, new electrical and plumbing, and a new half bathroom. The Building has been built to add on an additional top floor that with rezoning can provide residences. The property, on three lots, boasts mountain views, southern sun exposure, and proximity to the Salmo River and outdoor recreational activities. With a prime location on 1st Avenue, this gem of a property offers endless possibilities in a thriving community. (id:6769)

Listing Presented By:



Originally Listed by:  
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