



725 Trans Canada Highway Sicamous British Columbia

\$1,500,000

Mixed-Use Investment Opportunity - 2 Apartments + Commercial Space in Sicamous. This well-established mixed-use property offers multiple income streams in a highly visible location. Over 2,600 sq.ft. of rentable residential space, plus a spacious shop/garage & retail storefront. 2 Large Apartments - A freshly painted 3-bedroom unit w/ a sizeable kitchen & newer appliances, & a bright 2-bedroom unit w/ an enticing deck & solar tubes. Both are ideal for tenants or lucrative short-term rentals. The ground floor large retail area & garage w/ in-floor heating, currently occupied by a longstanding snowmobile & motorsports business. The business, including \$200,000+ in stock parts inventory, may be purchased w/ the building or both separately. A fenced backyard provides security & usability, while extra storage containers add valuable space for equipment or inventory. The property is currently tenanted, offering immediate rental income, & can be purchased w/ tenancies in place or the property can be delivered vacant, allowing you to start fresh. Direct access to Owl's Head snowmobile area, a short drive to Queest, & only 45 minutes to Boulder Mountain & Revelstoke, making it a hub for outdoor recreation enthusiasts. Whether you continue the established business, create your own venture, or enjoy steady rental income and keep the Shop. This rare opportunity combines flexibility & multiple income streams. Leave the Rat Race and start living the life you dream of. (id:6769)

Bedroom 13'8" x 11'1"

Foyer 9'5" x 10'2"

Partial bathroom 4'7" x 6'0"

Bedroom 9'11" x 10'4"

Full bathroom 4'10" x 9'10"

Partial bathroom 5'11" x 6'9"

Full bathroom 5'4" x 7'10"

Other 24'0" x 7'7"

Living room 12'7" x 18'3"

Kitchen 11'2" x 13'1"

### Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)

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



Royal

#4002 - 2271 Harvey Ave,  
Kelowna, BC

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

Phone: (250) 3

**Full bathroom** 4'10" x 9'10" **Kitchen** 11'2" x 13'1" 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.

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