



## 640 1st Ave Ladysmith BC

\$3,299,900

Own & Transform the Ladysmith Inn (The Sporty)! This bar, restaurant, and hotel is ready for a visionary entrepreneur. With seating for 200, a pool table, entertainment space, and a cozy gas stove, it's primed for success. The commercial kitchen includes a walk-in freezer, cooler, and gas appliances--perfect for high-volume service. . An additional 1,752 sq. ft. main-floor retail space on First Avenue offers potential for a complementary business. Upstairs, 14 rental suites provide steady income, including a beautifully upgraded two-bedroom owner's suite. With multiple revenue streams and endless possibilities, this is your chance to renovate, rebrand, and build a thriving hospitality business. Financials available upon signing an NDA. Are you ready to make it yours?

Listing Presented By:



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