



4373 CLEARWATER VALLEY ROAD North East BC

\$1,099,000

Great opportunity knocks on this 58 acre property zoned RL-1 9 (rural) and C-4 (recreational commercial) with potential to expand. The main building consists of an open design kitchen, living room and dining room with 2 bedrooms and 2 A 1/2 bathrooms on the main floor and 4 bedrooms and 3 bathrooms upstairs. This home has plenty of room for family and guests. Beside the main building was an operational restaurant space that sat 34 people inside and 52 people on the patio with laundromat and could with proper approvals be converted to a second residence. Also on the property was an operational 9 RV site, 2 group camping areas with electrical hook up, 1 main water fill station and a sani dump station. The property is fenced, and cross fenced for animals and currently has Bison on the property. It boasts a 40 GPM well with a pre-approved commercial septic system. If you are looking for a property that provides many options of use, this one delivers. All measurements are approx.

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|---------------|---------------|
| 3pc Ensuite | Living 18x10 |
| 3pc Ensuite | Bedroom 9x9 |
| 3pc Ensuite | Bedroom 15x12 |
| 3pc Ensuite | Bedroom 9x9 |
| 2pc Bathroom | Bedroom 15x12 |
| 3pc Ensuite | Bedroom 9x9 |
| Kitchen 12x10 | Bedroom 9x9 |
| Dining 10x10 | |

Listing Presented By:



Originally Listed by:
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