



## 450 DUNN LAKE RD North East BC

\$479,000

Just under 12 acres of property consisting of two designated areas of I-2 Light Industrial Zone (10.44 Acres Approx West of Dunn Lake Road) & RL-1 Rural Residential Zoning (1.5 Acres Approx East of Dunn Lake Road). Dunn Lake Road bisects this property. 200 amp service on the Residential Side and Electric building with 200 amp panel box (not connected) on the Industrial Side. Town-water available. (Buyer to verify with District). 6" domestic well drilled in 2018 on the residential side done by the Environmental Site Assessment (available upon request-Clean). Flat building site on each parcel. Close to downtown Clearwater. Local ski hill & North Thompson River within walking distance. Build your home on the Residential and have your business across the road. Seller & Realtor have a complete 187 page extensive Environment Assessment on file which was done in 2018. Property is clean. Test well in place if Buyer wishes to do their own testing.

Listing Presented By:



Originally Listed by:  
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