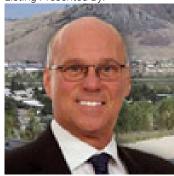


## 964 FERNIE ROAD Kamloops BC

\$2,985,000

Very rare .78 acre parcel available in the Guerin Creek area below Thompson Rivers University with development potential. The land sits on a flat bench in Kamloops\' West End awaiting its highest and best use. Fantastic proximity to Downtown and Sahali Center. The site is improved with a 4 bedroom home that was built for family with plenty of space, 2 full kitchens, in ground concrete pool (as is) and a large 3 car garage. Home needs some TLC. The property also has a large detached 2200 sq/ft shop with 4 bays. Brochure available. Buyer to confirm and verify all details of importance.

Listing Presented By:



Originally Listed by: BRENDAN SHAW REAL ESTATE LTD

JHANRAHAN@KADREA.COM Null



Royal

## **Lepage Kamloops Realty**

322 Seymour St, Kamloops, BC,

Phone: 250.819.3324 mikeshannon@royallepage.ca