



## 301 RAILWAY AVENUE Village of Salmo British Columbia

\$429,000

Opportunity Awaits! This fantastic package offers an established pizza shop including business assets, an excellent Downtown location with highway exposure, a large lot with alley access and a 2269 sq foot building complete with a self contained 2 bedroom suite with a separate entrance off the back of the building. There is tons of untapped potential and space in the unfinished basement below the suite to expand your living space or rental revenue. C3 zoning offers endless opportunities and the large lot allows plenty of space to expand outdoor dining areas. Whether you're tired of working for someone else or are looking to grow your investment portfolio you are going to want to check out this incredible opportunity located in the heart of the Kootenays! The vibrant community of Salmo boasts its own ski hill, golf course, mountain biking trail networks, recreation center, pool, brewery, crystal clear rivers for fishing and swimming and so much more! Centrally located between Nelson, Castlegar and Trail and just a short 15 minute drive to the US border. Call your REALTOR(R) today for full details and to book your personal tour. Please no drop in's as to not disrupt staff and business operations. (id:6769)

Listing Presented By:



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