



## 92 2ND Avenue Burns Lake British Columbia

\$777,000

Investigate this commercial building and thriving business on 3 city lots, located in the heart of downtown Burns Lake offering great exposure on Highway 16 from either end of town. 2040 sq ft main floor with store front and well laid out floor plan to operate sign and printing business. 3 Bedroom income suite with long term tenant on upper floor. Level lot with excellent parking with additional parking space leased to adjacent chartered bank. Vibrant demand for signage has seen a steady increase in revenue with optimistic outlook for the future. Extensive list of tried and true equipment included in this offering. Burns Lake continues to grow and this particular property may have a potential higher and best use worthy of your consideration. \* PREC - Personal Real Estate Corporation (id:6769)

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