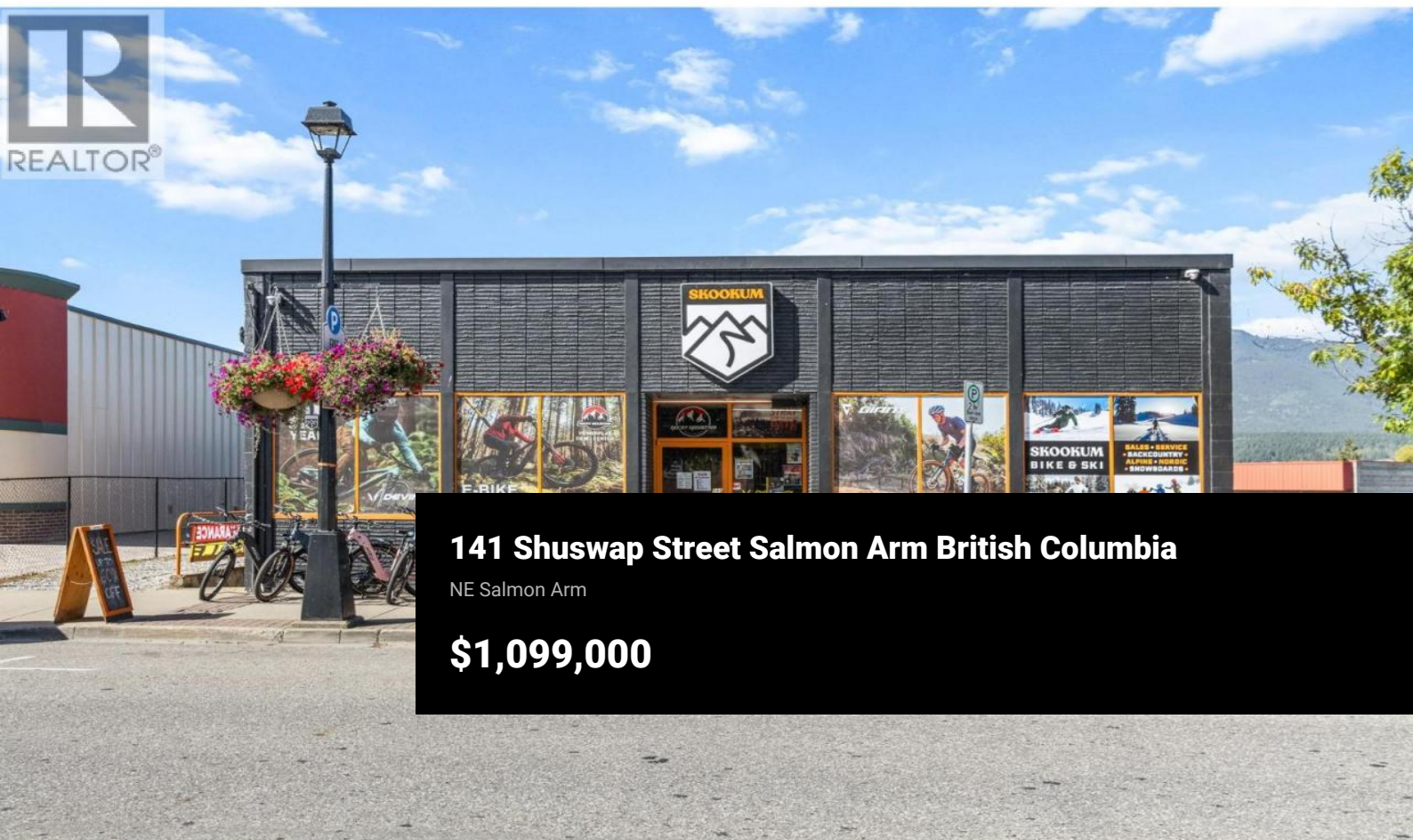




## 141 Shuswap Street Salmon Arm British Columbia

NE Salmon Arm

**\$1,099,000**



Excellent investment opportunity in the heart of downtown Salmon Arm. This 6,600 sq. ft. commercial building is fully leased to Skookum with a 6-year lease in place, providing an investor with stable income from day one and an approximate 6.5% cap rate. The building offers approximately 3,300 sq. ft. on each of its two levels, making excellent use of its downtown lot. Several significant capital improvements have already been completed, including updates to the roof and HVAC systems. With a long-term tenant in place, strong return and a central downtown location, this is a solid opportunity for an investor looking to add a well-positioned income-producing commercial property to their portfolio. (id:6769)

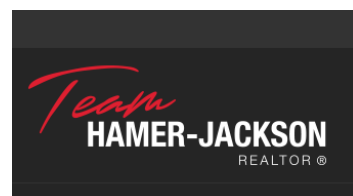


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