



**1940 Trans Can Highway Sicamous British Columbia**  
 Sicamous  
**\$850,000**



18.66 acres of versatile, multi zoned land with prime Trans Can Highway exposure just minutes east of Sicamous. Zoned Industrial and Medium Holdings, this property supports a wide range of commercial, industrial, agricultural, and storage uses. Zoning permits mini storage, RV/boat storage, manufacturing, farm/garden supply, fuel sales, agriculture, equestrian facilities, and even B&B opportunities. The site includes two engineered steel storage buildings, each 160' x 25' with a 5' overhang, providing 9,600 sq. ft. of covered storage. Built with 5" square tube posts, 8x6 I beam rafters, galvanized purlins, and metal roof/siding, the structures allow for a full second shelf to double capacity. Each building is divided into eight 20 ft bays and offers height suitable for double or triple boat stacking. Infrastructure includes 600 amps of 3 phase power, a well with 25 gpm, and a septic system. A 20' x 30' shop with a 18' x 34' living area is heated by an outdoor wood boiler and heat pump, complemented by additional shop and storage spaces. Approximately 35% of the land is level, ideal for expansion, while the remaining treed hillside may have some tree value. With excellent visibility and direct highway access, this property is well suited for storage, industrial operations, or hobby farming. Bring your ideas--this property is ready for its next phase. (id:6769)



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