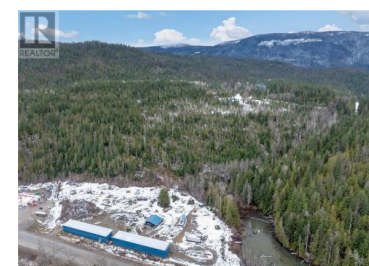
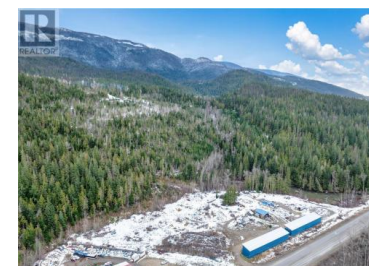
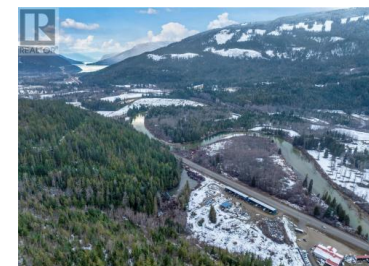




## 1940 Trans Canada Highway Sicamous British Columbia

Sicamous

**\$950,000**



1940 Trans-Canada Highway offers 18.66 acres of endless potential, recently rezoned to Medium Holdings with a Title modification for storage facilities. Located less than five minutes from Sicamous, this property features two engineered steel buildings (each 160' x 25' with 5' overhang), offering 9,600 sq. ft. of covered storage, with the option to double capacity by adding a second shelf. The property is equipped with 600 amps of 3-phase power, a drilled/cased well with unlimited water, and a septic system. Zoning permits a wide range of uses, including mini-storage, RV/boat storage, manufacturing, farm/garden supply, fuel sales, agriculture, equestrian facilities, single-detached dwellings, and even agri-tourism or bed and breakfast ventures. With 30% level land for expansion, direct highway access, and its position above the 200-year floodplain, this property is ideal for industrial or storage development. Reach out to your Realtor today for more information or to schedule a viewing. (id:6769)

### Jez Nichols

Coldwell Banker Executives Realty

Phone: (250) 515-5391

<http://jeznichols.com/>



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada