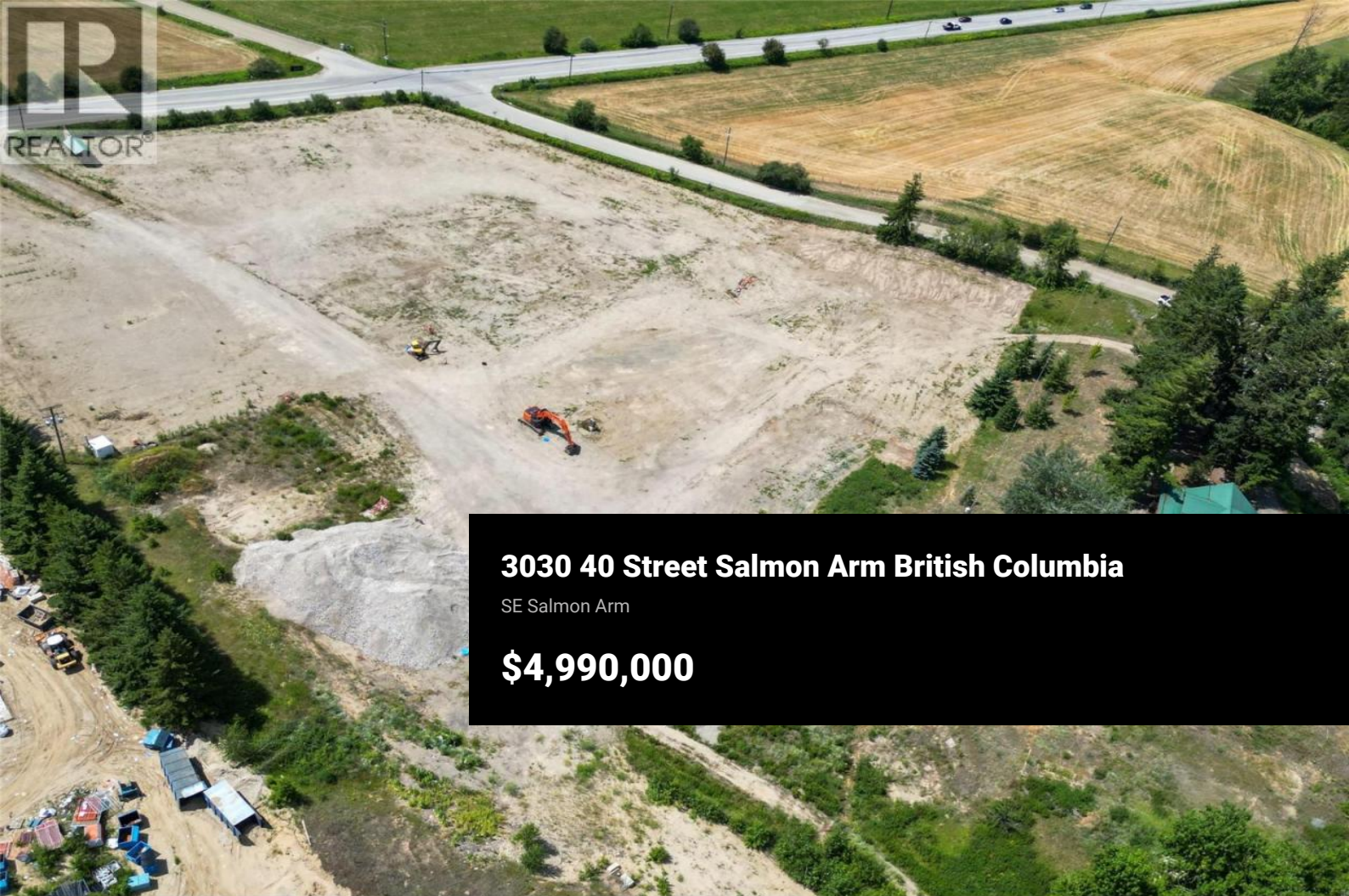




3030 40 Street Salmon Arm British Columbia

SE Salmon Arm

\$4,990,000



Rare opportunity to acquire approximately 10 acres of M1 (General Industrial) zoned land in Salmon Arm's established industrial corridor. The M1 zoning permits a broad range of industrial and commercial uses, making this an ideal property for owner-users, developers, or investors. The property features an approximately 3,000 sq. ft. log building that has previously operated as corporate offices and a show home. The building is well suited for office, administrative, or client-facing operations and can be adapted to meet a variety of business requirements. Supporting improvements include a detached three-bay garage with radiant natural gas heat and a washroom, as well as a 30' x 40' service shop complete with natural gas, power, water, and a 10' wide x 12' high overhead door. The site offers exceptional flexibility. Utilize the property as a single 10-acre industrial operation or capitalize on the preliminary approval (PLR) already in place for a 9-lot industrial subdivision, providing significant development potential. The land is predominantly level and highly usable, offering efficient site planning and development. With no building scheme or construction timeline restrictions, purchasers have the flexibility to develop according to their operational or investment objectives. The site is serviced by two high-volume water wells, municipal water, and three-phase power, provi...



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