



5351 46 Avenue Salmon Arm British Columbia

SE Salmon Arm

\$3,000,000



Excellent opportunity to own a well-established and income-producing storage facility in a prime industrial-zoned location in Salmon Arm. Situated on a 1.99-acre lot, this fully fenced and secure property features a total of 278 storage units, 70% currently rented, offering strong ongoing revenue and room for growth. The facility includes a mix of indoor and outdoor units, as well as space for trailer and boat storage. **ONLY FULLY HEATED STORAGE FACILITY IN THE AREA.** The main building offers a large front office area, multiple loading bays, washrooms, and business storage space, creating a flexible and functional setup for operations. A bonus 1-bedroom self-contained apartment upstairs provides the option for owner-occupancy or additional rental income currently houses a long-time tenant. The entire property is under video and audio surveillance, ensuring safety and peace of mind for both owner and clients. This is a turn-key investment in a growing community with excellent visibility and easy access. A rare chance to acquire a stable business with expansion potential in the heart of Salmon Arm. (id:6769)

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