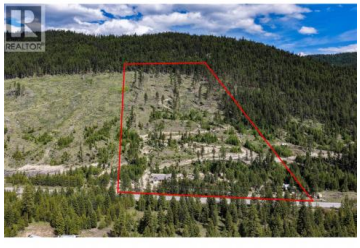




5550 Highway 33 Highway Beaverdell British Columbia
 Beaverdell/Carmi
\$999,000



Versatile 23.8 acre unzoned property on a sunny west-facing slope just south of Beaverdell offers a rare opportunity to build your vision from the ground up. 21 water- and power-serviced RV sites are tastefully landscaped and separated with trees, shrubs and flowers. A two-storey structure completed to near lockup awaits your finishing touch, originally envisioned as a reception area, restaurant, gift shop and offices, with potential to convert to a residence. West-facing window openings bathe the interior in natural light, and the metal gable roof with two dormers and a drive-through overhang adds strong roadside appeal. A completed tiny home offers open-plan living, kitchen, bathroom, loft sleeping area and storage, with decks at both entries. A highly productive well and 1400 amp power support all existing and future structures. Situated along Highway 33, a well-travelled tourist route connecting Kelowna to Big White, the Kettle Valley Rail Trail, Idabel and Hydraulic Lakes and Kettle River Provincial Park, this corridor delivers excellent business exposure. With no zoning in the Regional District of Kootenay Boundary, possibilities range from completing the current vision to agricultural use, a hobby farm, additional cabins, a residence or a recreational pursuit. Upper slopes are road accessible with sweeping views of the Kettle River, Rail Trail, mountains and valley vi...

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