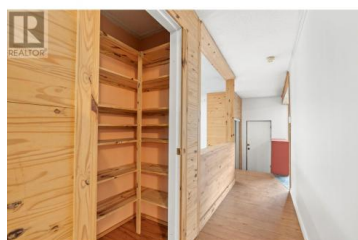




## 5768 Highway 97 N Highway Falkland British Columbia

Salmon Vly / Falkland

**\$350,000**



Welcome to 5768 Hwy 97 N, Falkland, BC! This charming 1935 property offers the perfect blend of comfort and commercial potential, thanks to its unique zoning. Situated in a tight-knit community known for its iconic landmarks as being recognized as the home to one of Canada's largest flags and the annual Falkland Stampede, this property is full of possibilities. The property was used as residential for years but is zoned for commercial and suitable for a wellness centre, massage or chiropractic space. An artist studio and gallery (use the garage for your workshop) or daycare or after school program (fenced yard), bring your ideas. Inside, you'll find 1,216 sq. ft. of thoughtfully designed living space, including 2 bedrooms, a den or office, and 1 bathroom. Updates include a NEW septic (2024), HWT (2018), and some fresh paint. The spacious front living area or possible waiting room and convenient kitchen provide a welcoming atmosphere. Outside, enjoy the fully fenced yard, perfect for gardening or pets, and a wired detached garage (13 x 19), concrete floor, and an automatic opener--ideal for vehicle, storage or projects. With municipal water and a NEW septic, this property is both functional and affordable. Whether you're looking for a place to start a business this level lot with easy access is brimming with potential. Just minutes to school, library and local amenities, it'...



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