



## 5768 Highway 97 N Highway Falkland British Columbia

Salmon Vly / Falkland

**\$330,000**



This charming 1935 property offers the perfect blend of comfort and commercial potential, thanks to its unique zoning. The property was used as residential for years but is zoned for commercial. Inside, you'll find 1,216 sq. ft. of 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. Endless possibilities - Use the garage as a workshop and the fenced yard for added potential. Bring your ideas! 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. Just minutes to school, library and local amenities, it's an opportunity you don't want to miss. Book your showing today and explore the possibilities! (id:6769)

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