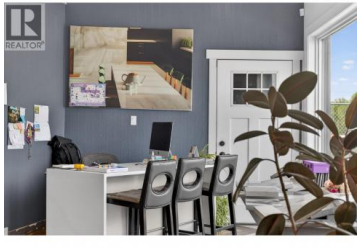


**6245 97 Highway Vernon British Columbia**

North BX

**\$1,799,000**

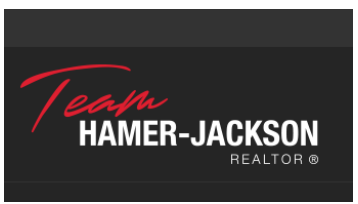


Unique business and warehouse opportunity with beautifully finished living quarters above. Conveniently located just off Highway 97, this versatile property offers excellent accessibility, ample client parking, a fully fenced yard, loading bay, office spaces, and abundant storage. Perfect for a variety of business uses or investment potential. Upstairs, the bright and spacious residential suite features an open concept floor plan with large windows showcasing views of Swan Lake. High end finishes include custom cabinetry, stainless steel appliances, and a large island ideal for entertaining. The suite offers two generous bedrooms, including a primary bedroom with walk in closet and private ensuite, plus convenient in suite laundry. An ideal live/work setup with the flexibility to live above your business, generate rental income, or create a separate entrance suite. Virtual tour available online of the upper suite. Lower warehouse and office space not included in virtual tour. (id:6769)

**Stuart Spanier**

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