



## 6342 6 Highway Coldstream British Columbia

Mun of Coldstream

**\$899,000**



Excellent investment opportunity!! Over \$5000 / month in potential revenue from 5 different rental units. Don't miss out on your chance to own one of six C1 zoned lots in Lavington. With Lumby booming and businesses flourishing in the area it will be easy to maximize your potential out of this investment. Great opportunity to live and work on site. Bluenose Mountain Deli Restaurant tenant paying \$1500 / month until the end of October and would love to stay long term. Also there are 3 X 1 bed / 1 bath nicely updated apartments around the back. These units have updated counters, flooring, some cabinetry, and have been well cared for. Plus there is a detached shop that used to have a garage door and is still framed for one. This could be rented out as storage, mechanic shop, woodworking shop, manufacturing, etc. 200 amp service that feeds the apartments is pulled to shop and 100 amp panel in shop. Each apartment has their own panel as well. Separate 200 amp service to the restaurant and tenant pays this bill. Seller spent \$70,000 on a new septic system in 2020. Furnace new in 2020. A/C unit for the restaurant 2021. Torch on roof is 15 years old. (id:6769)

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