



## 903 Raffan Road Armstrong British Columbia

Armstrong/ Spall.

# \$7,000,000



Prime 7.721 acres of C4 zoned property on Highway 97 between Armstrong BC and Vernon BC. Excellent highway visibility and easy access off of Otter Lake Cross Road roundabout. Approximately 830 feet of Highway Frontage/Exposure! Currently tenanted until July 2027 at over 8% CAP rate(over next two years.). C4 zoning offers numerous business opportunities and potential through Spallumcheen to change zoning to I1(buyer to their perform due diligence). Property and building have had many recent upgrades. Yard has been levelled and extra gravel added to its base. Building has been re-sided with metal siding and a new roofing structure has been added. All 2000 + square feet of office space has been updated. Office space includes reception, kitchen, 5 offices and 2 bathrooms. Additionally, 2 more offices off the first warehouse space. 2 large warehouse spaces with 20+ foot ceilings, ideal for storage or maintenance on large vehicles. Building square footage is based off of mapping software and buyer should do their own measurements. (id:6769)

**John Dent**

Oakwyn Realty Okanagan

Phone: (250) 309-3018



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada