



1209 Shuswap Avenue Sicamous British Columbia

\$479,000

Many Opportunities here at this centrally located, C1 Zoned 0.53 Acre property in Downtown Sicamous! Currently used as Residential with a cleverly updated 5 Bedroom home, this C1 zoned (Town Centre Commercial) property offers a multitude of options for commercial ventures including; Repair and Retail Shops, Brewery and Distillery, Day Care, Eating Establishments and More. Or, continue using it as a family home and holding property for future development options. The home includes many recent updates such as an updated furnace, updated flooring and paint, remodels to both bathrooms with new fixtures. The large primary bedroom features a large walk-in closet and upgraded 4-pc ensuite. The basement level provides two additional bedrooms, separate entrance and has been roughed in for a second Kitchen, offering excellent suite potential. The amazing central location puts you only one block from the Lake, Beach and Boat Launch, and walking distance to all shops and services. Come see all this awesome home and property has offer! Vendor Financing options available. (id:6769)

Other 9' x 19'2"

Laundry room 9' x 11'

Bedroom 9'10" x 10'

Bedroom 10' x 10'

Living room 20' x 20'

Foyer 7'0" x 5'8"

Living room 13'4" x 17'

Dining room 9' x 8'

Kitchen 10'3" x 9'4"

Foyer 7'0" x 15'

Bedroom 9' x 10'7"

Bedroom 9' x 10'6"

4pc Bathroom 7'4" x 6'7"

4pc Ensuite bath 7'3" x 4'9"

Other 6'5" x 6'5"

Primary Bedroom 11'8" x 15'

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd.

<http://www.davestrle.com/>



Royal

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