



## 2054 Trans Canada Highway Sicamous British Columbia

\$3,350,000

Eagle Valley Storage Marine & Lodge is located approximately 3 km north of Sicamous, on a 9-acre property, just off the Trans Canada Hwy. It features a large boat and recreational complex with four acres dedicated to buildings, boat, RV & Sled storage, office/shop building, and accommodations. The shop is a spacious, heated two-story building with an elevator, offering upper-level sled storage and a lower level for Marine Mechanics. There's also an office & retail store with storage and a bathroom, two full suites, and a separate large lodge with an open concept living area, fireplace, games room, poker table, multiple bedrooms, and six bathrooms. The property provides heated and cold storage options, full Marine services, detailing, valets, and accommodations. Past services included sled and boat rentals and sled guiding, which could potentially be reintroduced to substantially increase revenues. There is also opportunity for more boat repairs and maintenance. This business has tons of growth potential. The shop comes with a Snap-on tool chest, welder, built-in pressure washer, and other equipment. The lodge is fully furnished and includes a hot tub, barbecue, skid steer, and tractor. Offered at \$3,350,000 (appraised value 2023: \$3,800,000). (id:6769)

Listing Presented By:



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