



282 97B Highway Enderby British Columbia

\$3,000,000

Outstanding Revenue Property opportunity minutes from Gardom Lake! This 3.50-acre, highway commercial zoned lot comes with 19 separate residential suites featuring eleven (11) mobile homes, three (3) cabins, two (2) suites above grade in the shop & two (2) pad rentals. All units are serviced with water and septic, cablevision, natural gas, electrical, gravel driveways & landscaping. Given the location along the well-traveled highway corridor between Enderby & Salmon Arm and given the sites' highway commercial zoning with +/- 380 ft of highway frontage, a range of possible service, recreation or retail-oriented uses would be feasible, including servicing the on-going demand for RV/Cabin-based lodging. Site improvements include two (2) drilled wells, several septic systems servicing the 19 units + three (3) transformers & 400-amp service provide plenty of power & water. The property has benefitted from a regular schedule of maintenance & upgrades. Also included is an approx. 850 SF shop building with 16ft ceilings, mechanical room + two (2) bachelor suites above grade. Opportunities to acquire income producing assets with flexible highway commercial zoning like this rarely come to market. The property produces \$221,972.52 of gross annual revenue. (id:6769)

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