



302 6TH AVENUE New Denver British Columbia

\$619,000

Explore this distinctive property in New Denver, BC, perfectly crafted for both living and working. Situated just a stone's throw from the picturesque Slokan Lake and equipped with reliable cell and internet service, this treasure features a comfortable two-bedroom apartment, a large studio workspace, and a generous retail area, all under one roof. This setup is ideal for entrepreneurs, artists, or anyone looking for a seamless integration of home and work environments. The property is equipped with dual air conditioners and a water softener along with a covered deck in the front with stunning views of the surrounding glaciers. The backyard includes a storage shed and fenced planter areas, creating a private, cozy outdoor space. For those considering further customization, there is potential to convert part of the space into a second apartment while maintaining the storefront, or alternatively, transforming the entire property into a residential home. With easy access to Nelson and nearby ferry services, New Denver provides a peaceful, village-like setting surrounded by natural beauty and outdoor recreation opportunities. Whether intended as a personal residence, business location, or a vacation rental, this versatile property offers an exceptional opportunity to enjoy a lifestyle of convenience, flexibility, and beauty. (id:6769)

Foyer 4'10 x 9'8

Kitchen 9'11 x 9'9

Dining room 6'10 x 6'5

Living room 8 x 10'10

Bedroom 11'10 x 8'10

Bedroom 11'11 x 9'11

Other 12'6 x 10'2

Storage 15 x 12'2

Kitchen 13'2 x 9'4

Foyer 4'8 x 5'8

Other 34'11 x 14'11

Partial bathroom Measurements not available

Partial bathroom Measurements not available

Full bathroom Measurements not available

Listing Presented By:



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