



3030 40 Street Salmon Arm British Columbia

\$4,990,000

Rare opportunity to acquire approximately 10 acres of M1 (General Industrial) zoned land in Salmon Arm's established industrial corridor. The M1 zoning permits a broad range of industrial and commercial uses, making this an ideal property for owner-users, developers, or investors. The property features an approximately 3,000 sq. ft. log building that has previously operated as corporate offices and a show home. The building is well suited for office, administrative, or client-facing operations and can be adapted to meet a variety of business requirements. Supporting improvements include a detached three-bay garage with radiant natural gas heat and a washroom, as well as a 30' x 40' service shop complete with natural gas, power, water, and a 10' wide x 12' high overhead door. The site offers exceptional flexibility. Utilize the property as a single 10-acre industrial operation or capitalize on the preliminary approval (PLR) already in place for a 9-lot industrial subdivision, providing significant development potential. The land is predominantly level and highly usable, offering efficient site planning and development. With no building scheme or construction timeline restrictions, purchasers have the flexibility to develop according to their operational or investment objectives. The site is serviced by two high-volume water wells, municipal water, and three-phase power, providing the capacity required for a wide range of industrial operations and future development. Strategically located with excellent access to both Highway 97B and the Trans-Canada Highway, the property benefits from efficient transportation routes and no seasonal road restrictions, making it well suited for manufacturing, warehousing, distribution, service industrial, and a variety of other industrial applications. (id:6769)

Listing Presented By:



Originally Listed by:
REMAX Shuswap Realty

<http://craigshantz.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.