



405 Gillis Avenue Sicamous British Columbia

\$350,000

Let's talk about OPPORTUNITY -- because this property has a lot of it. Purchase a freehold, fee-simple property for a fraction of the price of many other opportunities in Sicamous. Sitting on 0.34 of an acre, this flat, level and cleared property offers services already in place, a registered and occupied mobile home, a large workspace/shop, additional storage and plenty of room to park the toys, trailers, vehicles and equipment. And then there's the future potential. BUILD! The property may offer subdivision possibilities down the road, while today giving you a simple and affordable way to hold land in Sicamous with relatively low taxes. Keep the property rented (currently owner occupies) at approximately \$1,200/month while retaining use of some of the shop, storage or parking space, or turn it into your own snowmobile and lake getaway haven. Properties like this are becoming harder to find, especially in the Tree Streets of Sicamous, where there are very few larger, largely undeveloped lots remaining. Investment. Recreation. Storage. Future development potential. Sometimes the best opportunity is the one that gives you options. 2 Bedrooms 1 Bathroom and 2 decks to chill on- Fruit trees and STORAGE! - 100Amp panel in the mobile- power currently disabled to shop, Sewer hook up to Mobile - (id:6769)

Primary Bedroom 9'7" x 10'4"

Other 9'7" x 7'11"

Other 7'9" x 30'2"

Bedroom 8'7" x 7'10"

Kitchen 12'9" x 11'8"

Living room 11'8" x 17'3"

4pc Bathroom 8'7" x 6'7"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

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



Royal

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