



4150 20 Avenue Salmon Arm British Columbia

\$899,900

Rare M-1 Light Industrial opportunity in Salmon Arm. Situated on 1.07 flat acres, this versatile property combines a spacious residence and shop on valuable industrial zoning in one package. The property features a 4-bedroom, 3-bathroom home with over 2,400 sq. ft. of finished space, municipal water, septic, ample parking, and RV access. A 32' x 24' insulated shop with an attached 32' x 12' covered storage area provides excellent functionality for contractors, trades, equipment storage, or business operations. The level site offers extensive yard space and room for vehicles, inventory, or future business needs. M-1 Light Industrial zoning permits a broad range of uses, including contractor offices and yards, warehousing, storage, machinery sales and rentals, automotive and truck repair, welding and fabrication, manufacturing, research and development, recreation facilities, and more. Buyers should verify their intended use with the City of Salmon Arm. A unique live/work opportunity offering flexibility, functionality, and long-term potential in one of Salmon Arm's highly desirable locations. (id:6769)

Listing Presented By:



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RE/MAX Vernon Salt Fowler

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