



5668 HWY 97 Highway Oliver British Columbia

\$1,995,000

Prime Highway Commercial Property! This 1.95-acre property offers unmatched visibility along the busy Highway 97 corridor, boasting 200 feet of frontage just 500 feet from the town boundary. Located near a traffic light with a dedicated left-turn lane, the site sits in a high-traffic, low-speed zone--ideal for drawing attention from passing motorists. Zoned C1 and I1 and not in the ALR, the property allows for a broad range of commercial and light industrial uses. Dual access points from Highway 97 and Cactus Street provide seamless entry, with rear access leading to a secure RV storage area--adding both convenience and flexibility. On-site improvements include a 2,000 sq ft drive-thru industrial shop/warehouse with 14-foot doors and 16-foot ceilings--perfect for servicing heavy-duty vehicles, RVs, or other industrial applications. A secondary 1,200 sq ft shop/warehouse with a 10-foot door, 12.8-foot ceilings, and attached office space provides further operational capacity or potential for an additional business. The property is powered by 400-amp, single-phase electrical service--more than sufficient for a wide array of commercial uses. Previously operated as a successful used car and truck dealership for over 30 years, this site comes with an established customer base and proven income history. Don't miss this rare opportunity to secure a high-exposure, versatile property with a strong track record. For a detailed information package or to book a viewing, contact us today! (id:6769)

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