



# 6142 HIGHWAY 3A Nelson British Columbia

\$1,245,000

Welcome to an exceptional investment property opportunity that offers a high potential for generating a stable income and appreciation in value. Situated on 2.5 acres of land, this property is located in a highly sought-after location, with direct highway access and exposure. The property includes 2 modular homes and 2 sleeping cabins and offers potential for increasing infrastructure, making it an ideal rental income property. The properties are designed with modern amenities and tasteful finishes that offer a comfortable living experience. In addition to the residential units, the property features a 40X60 insulated workshop with an office, storage, workshop, band stage for rainy day parties, with water and a bathroom with its own septic system. This multi-functional space provides endless possibilities for commercial and personal use, making it a perfect spot for hosting events and activities and storing all of your toys and equipment. This land is un-zoned, providing endless opportunities for further development and generating additional income. The property could be used for various purposes, such as residential, farming, recreational activities, or more commercial ventures. With a ROI of approx 6%, this investment property opportunity is a sound investment that promises a steady cash flow and potential appreciation in value. Do not miss out on this chance to own a valuable asset that offers flexibility, versatility, and potential for growth. Adjacent property MLS#2477137 is aslo for sale. (id:6769)

Kitchen 12 x 13

Living room 10 x 13

Bedroom 9 x 10

Full bathroom Measurements not available

Bedroom 6'6 x 8

Workshop 60 x 40

Kitchen 12 x 15

Living room 13 x 16

Bedroom 9'8 x 10

Full bathroom Measurements not available

Bedroom 9'8 x 10

Dining room 8 x 13

Primary Bedroom 9'6 x 14'8

Laundry room 6 x 11

Ensuite Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

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



Royal

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