

78 97B Highway Enderby British Columbia

$979,900

Anchoring this 5-acre parcel--conveniently located between Salmon Arm and Enderby--is the ultimate 10,000-square-foot dream shop, spanning roughly 5,000 square feet per floor across a versatile two-story layout. Fully insulated, the building is equipped with heavy-duty 400 Amp 3-phase power, solid main-level concrete floors, and framed interior walls on both levels to suit almost any operational or lifestyle vision. A single overhead door is currently in place, with plenty of room on the East side to add more if needed. Essential infrastructure is already sorted, featuring septic system approval and a high-yielding well that produced 100 GPM when drilled in 2020. The live-work-play possibilities here are endless. You can build a custom residential suite directly inside the shop and utilize the remaining square footage as you see fit. Alternatively, the South side of the acreage offers prime building sites if you prefer to keep your personal home and workspace separate. Beyond the shop, gently sloping pastures are ready for fencing, barns, and livestock to bring a classic rural estate to life. Ultimately, the true value lies in the rare chance to buy in at an accessible residential price point while holding a strategic site primed for future Industrial rezoning. This property offers unmatched versatility to accommodate your current and future needs, positioning you to capture significant market gains as the area grows. (id:6769)

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