



## 5661 97 Highway Falkland British Columbia

\$758,000

Excellent visibility for this high quality 3360 square foot Commercial building located just off Highway 97 in Falkland! Built in 2009, the building features a main floor retail space currently operating as a Cannabis dispensary, a full mostly finished basement with a separate loading dock, plus a very nicely done 1120 square foot 2 bedroom, 1 bathroom residential suite upstairs. The 0.12 acre lot has good parking and access off the Highway, and it would be hard to find better exposure to through traffic. Water supply is municipal, and the septic was engineered to accommodate a high consumption Commercial enterprise. If you are looking to buy a home and a place to run your business, this could be the ideal set up for you! Live upstairs and have your business on the main floor - no commute necessary! Seller also owns the Dispensary, and is selling the licence, business assets/equipment, and remaining inventory and accessories separately, listed as MLS 10314356. Residential suite is currently tenanted on a month to month basis. (id:6769)

Listing Presented By:



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RE/MAX Commercial Solutions



Royal

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