



## 5668 HWY 97 Highway Oliver British Columbia

\$2,498,000

This 1.95-acre property, situated just 500 feet from the town boundary and a traffic light with a dedicated left-hand turn lane, offers exceptional visibility and prominence along Highway 97 corridor with 200 feet of frontage. Located in a high-traffic, low-speed area, it is not within the Agricultural Land Reserve (ALR), allowing for a wide range of potential uses under its current C1 and I1 zoning. With dual access points from Hwy 97 and additional rear access from Cactus Street leading into a secure RV storage area—this location is both convenient and versatile. The property also boasts a 2,000 sq ft industrial drive-thru shop/warehouse with 14 ft doors & 16 ft ceiling, perfectly suited for light and heavy-duty vehicle and RV service maintenance & repairs, or other industrial activities. An additional 1200 sq ft shop/warehouse with 12.8 ceiling and 10ft door and extra office space offers even more room for expansion or the operation of a separate business. The property is equipped with 400 amp, single-phase power, ensuring a reliable electrical supply for a wide range of business needs. This was a successful used car and truck lot in operation for 30 years, establishing a strong customer base and consistent revenue. Don't miss your chance to invest in a prime piece of real estate with a proven track record. For an information package or to schedule a viewing, please contact today! (id:6769)

Listing Presented By:



Originally Listed by:  
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