



# 135 LANGLEY Avenue Fraser Lake British Columbia

\$289,500

Unlock the potential of this prime commercial space just off busy Highway 16! Built in 2019 and recently upgraded, this versatile C2-zoned property is ready to bring your business vision to life. With permitted uses including retail, equipment sales and repairs, motor vehicle services, a motor vehicle wash, and more, the opportunities are endless. A dwelling unit is also allowed as a secondary use, adding valuable flexibility. The 1,200 sq. ft. shop is well-equipped with 3-phase power and the 0.5-acre fenced lot provides ample space for operations. Recent upgrades include a stunning bathroom and the convenience of a washer and dryer. Positioned in a high-traffic location with excellent visibility, this property is perfect for entrepreneurs looking to establish or expand their business. Whether you need a workshop, office, or storefront, this space is move-in ready and waiting for you. Don't miss this opportunity to invest in a strategic and growing area. \* PREC - Personal Real Estate Corporation (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Vanderhoof



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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