



261 Alexander Street Salmon Arm British Columbia

\$579,900

Capture this solid piece of the downtown Salmon Arm core with this excellent mixed-use investment property. Perfectly situated on one of the busiest streets, this building offers high visibility and attracts significant foot and vehicle traffic, ideal for any business. The structure features 1200 square feet per floor. The main level's dedicated storefront retail space is currently occupied by a commercial tenant who has 14 months remaining on their lease, providing immediate and secure commercial income. The upper floor boasts a well-maintained residential suite (one bedroom plus a den) with an existing tenant on a month-to-month lease, ensuring dual streams of stable rental cash flow. This is a turnkey chance to own a commercial building in a rapidly growing community, offering both commercial stability and residential income with high visibility. Call today! (id:6769)

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