



## 433 Main Street Sicamous British Columbia

\$999,000

Prime Commercial Property for Sale in Sicamous. Opportunity awaits with this renovated commercial building on a .52-acre lot, located on Sicamous' main street. With over 2,500 sqft of versatile space, it's currently set up as a dental office with 4 operational stations. While dental equipment is not included, the layout offers easy adaptability, featuring high ceilings, open floor plan, and a partial upstairs level with a kitchen and crawl space access. With potential for development at the back—ideal for extra parking or expansion. Previously used as a restaurant still has drive through parking. Lot recently resealed. Built in 1992 and fully renovated in 2018. 400-amp electrical service, in-floor heating from an electric boiler, and central AC. Connected to city water and sewer. Prime Location, close to the Trans-Canada Highway, and within walking distance of shops, town hall, and just a few blocks from the lake. The area is undergoing further residential and commercial development. Zoning: C1 Commercial, suitable for a variety of businesses. Viewings & Enquiries: Please direct all inquiries to the listed real estate agents. We request you do not approach the owners or staff directly. Viewings are by appointment only, outside business hours, arranged through the listing agent. This is a prime investment for medical practitioners or businesses seeking a great location in the growing community of Sicamous. Sellers are open to leasing back for a 2-3 year term potentially. (id:6769)

Listing Presented By:



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<https://shalonclarkegroup.com/>



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