



# 706 George Street Enderby British Columbia

\$499,000

Prime Commercial Investment Opportunity in Enderby! This versatile property offers a unique blend of residential and commercial spaces in a solid concrete block and wood frame construction. Located on a corner lot , and just steps from Enderby's Main Street, this property is at the heart of Enderby with 120 feet of highway frontage on Highway 97A, ensuring excellent visibility with 5,000+ cars passing by daily. The main floor features two commercial units and a 1-bedroom suite (or office space), all currently vacant, providing a blank canvas for your business or rental opportunities. When fully rented, these units previously generated \$2,000 per month. The second floor boasts two residential suites, including a renovated 2-bedroom unit currently rented for \$950 per month and an unrenovated 1-bedroom unit rented for \$600 per month. With parking for 8 to 10 vehicles, this property is perfect for businesses seeking a high-traffic location or investors looking to maximize rental income. Don't miss this opportunity to capitalize on the huge potential of this mixed-use property in the growing community of Enderby! (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives  
(Enderby)



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