



4751 5th Avenue

Salmon Arm, BC

Rare opportunity to acquire a large industrial acreage in close proximity to the Trans-Canada Highway and just outside the fast growing community of Salmon Arm. Versatile split zoned parcel with both M-1 General Industrial and M-5 Salvage Yard zonings which permit a wide range of industrial uses including all the automotive uses, metal fabrication, welding, salvage yard and other heavy-duty industrial uses. The land comes improved with a +/- 5,400 SF industrial building with fully engineered heavy metal framing & corrugated metal cladding shop area with 12 by 12 bay door. Front desk and office space is drywalled and insulated with an additional separate heated area + an additional +/- 900 SF fully insulated shop with metal cladding & two (2) 12 by 12 drive through bay doors that allow for smooth passage of vehicles from the shop to the main building. The land is benched towards the back of the acreage with many flat areas for building sites. Most of the site is unimproved and would make a superb redevelopment site. Build your own building on a portion of the site and create lease income from surface storage and existing improvements or redevelop the entire site. Equally well suited for owner/user and investment purposes. Larger scale heavy-industrial zoned acreages like this rarely come to market. Being offered at \$336,439 per acre.



Industrial Building	+/- 5,400 SF
ZONING	M1 and M5
ACRES	9.66
PRICE	\$3,250,000.00

For more information:

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FOR SALE

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