

\$839,000 - 7904 Railway Avenue, Procter

MLS® #10330136

\$839,000

4 Bedroom, 2.00 Bathroom, 1,963 sqft
Single Family on 0.32 Acres

Harrop/Procter, Procter, British Columbia

Price Reduced Discover an exceptional opportunity to own a BUSINESS and a beautiful family HOME in the heart of Procter. This property is mixed use, commercial and residential and includes the beloved Procter General Store, a cornerstone of the community, offering a grocery store, liquor license, gas station and postal services. It's the perfect chance to run a business while enjoying a stream of income with ENVIRONMENTAL PHASE 1 & 2 COMPLETED AND CLEAN. The attached 4 bedroom, 2 bathroom home provides a spacious and inviting living space ideal for entertaining. Featuring a large kitchen, cozy living room with a fireplace, and ample storage, this home offers both comfort and convenience. This property sits on 5 lots and boasts a generous fenced yard with a greenhouse, garden beds, a variety of fruit trees, including apple, pear, plum and cherry. The additional commercial space beneath the store is ready for development, with plumbing and electrical systems in place to accommodate a range of business ideas. This property is ready for the next owner to step in and enjoy its full potential. The business offers a significant opportunity for growth and expansion – see attached video - Call your REALTOR for a showing today! (id:6289)

Built in 1991

Essential Information



Listing #	10330136
Price	\$839,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,963
Acres	0.32
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7904 Railway Avenue
Subdivision	Harrop/Procter
City	Procter
Province	British Columbia
Postal Code	V1L0B7

Amenities

Amenities	Park, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Water
Features	Corner Site, Wheelchair access
Parking	Street

Interior

Heating	Electric, Wood Baseboard heaters, Forced air, Stove, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding, Wood siding
Roof	Asphalt shingle, Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Fair Realty (Nelson)
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