

\$1,250,000 - 302 Mackenzie Avenue, Revelstoke

MLS® #10333623

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,530 sqft

Other on 1.00 Acres

Revelstoke, Revelstoke, British Columbia

Revelstoke legacy commercial property in the center of downtown available for purchase with long term fully invested tenant in place. Originally Mannings restaurant, the building was re-outfitted with complete makeover from its original restaurant use with conversion to prime retail and residential mixed use in 2023. Renovations were numerous and included inspections and architectural approvals to bring up to current code for revision of commercial usage. Updates included, newly painted and outfitted main floor with new insulation, new front door, new LED lighting, new subfloor and flooring, new universal bathroom, complete new roof/flashing along with new propane rooftop heater and electric a/c (installation to be completed prior to completion of sale). Basement in great condition with new sump pump and lots of opportunities to develop and use beyond current capacity. Building exterior and interior is in A plus condition along with being in a coveted location that will work for a wide variety of commercial, retail and residential tenants. Upstairs includes a fully separate 3 plus bedroom apartment with fantastic views and recent updates including new bathroom. Great as sub rental or staff housing or owner occupied. Current lease includes residential and commercial space with tenant invested in outfitting space with walk in cooler, signage and fixtures for thier business with a long term outlook. Pride of ownership throughout. Own this space with solid returns in a market with



currently undervalued commercial property that will increase as developments like Cabot Golf course complete and open in 2027. Price does not include applicable gst, to be added on offers to purchase. (id:6289)

Built in 1913

Essential Information

Listing #	10333623
Price	\$1,250,000
Bathrooms	0.00
Square Footage	2,530
Acres	1.00
Year Built	1913
Type	Other

Community Information

Address	302 Mackenzie Avenue
Subdivision	Revelstoke
City	Revelstoke
Province	British Columbia
Postal Code	V0E2S0

Amenities

Amenities	Golf Nearby, Park, Recreation, Shopping
Features	Level lot

Interior

Heating	Electric Other, See remarks
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Exterior

Exterior	Other
Exterior Features	Level
Roof	Other

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Coldwell Banker Executives Realty



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