

\$2,195,000 - 3961 20 Avenue Se, Salmon Arm

MLS® #10338350

\$2,195,000

0 Bedroom, 0.00 Bathroom,
Other on 7.62 Acres

SE Salmon Arm, Salmon Arm, British
Columbia

OPPORTUNITY IS KNOCKING! Imagine the current and future potential of this M1 zoned property (industrial) located within City Limits. This 7.6 acre parcel is Non ALR, and has a secured fully occupied RV/ storage compound with a separate side yard access & room for up to 117 units and a detached guest house with a projected combined Gross income of approximately \$88,000 for 2024. A perfect way to have passive income while still enjoying the privacy of this Beautifully updated 4-5 bed home that is setback from the road amongst some selectively cleared trees. Loads of updates throughout...kitchen cabinets, appliances, flooring, windows, hardie board siding, roof & attic insulation. Nice open floor plan, dream kitchen, quartz counters, oversized sit up island, stainless appliances including a gas stove. Cozy Freestanding Wood fireplace in the family room to keep toasty in cooler months, Detached heated work shop & lots of implement buildings and storage sheds for all the toys and your equipment. Greenhouse and raised garden beds. Fenced rear yard with attached dog house and run. Large entertaining patio & above ground pool & hot tub. For more details on the buildings Also see MLS#10338314 (id:6289)



Essential Information

Listing #	10338350
Price	\$2,195,000
Bathrooms	0.00
Acres	7.62
Type	Other

Community Information

Address	3961 20 Avenue Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E1X9

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Shuswap Realty
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Listing information last updated on October 26th, 2025 at 10:01pm PDT