

\$3,000,000 - 5351 46 Avenue Se, Salmon Arm

MLS® #10356239

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Other on 1.99 Acres

SE Salmon Arm, Salmon Arm, British
Columbia

Excellent opportunity to own a well-established and income-producing storage facility in a prime industrial-zoned location in Salmon Arm. Situated on a 1.99-acre lot, this fully fenced and secure property features a total of 278 storage units, 70% currently rented, offering strong ongoing revenue and room for growth. The facility includes a mix of indoor and outdoor units, as well as space for trailer and boat storage. **ONLY FULLY HEATED STORAGE FACILITY IN THE AREA.** The main building offers a large front office area, multiple loading bays, washrooms, and business storage space, creating a flexible and functional setup for operations. A bonus 1-bedroom self-contained apartment upstairs provides the option for owner-occupancy or additional rental income currently houses a long-time tenant. The entire property is under video and audio surveillance, ensuring safety and peace of mind for both owner and clients. This is a turn-key investment in a growing community with excellent visibility and easy access. A rare chance to acquire a stable business with expansion potential in the heart of Salmon Arm. (id:6289)



Essential Information

Listing #	10356239
Price	\$3,000,000

Bathrooms	0.00
Acres	1.99
Type	Other

Community Information

Address	5351 46 Avenue Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E1X2

Interior

Heating	See remarks
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Additional Information

Zoning	Industrial
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Listing Details

Listing Office	Coldwell Banker Executives Realty
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