

\$7,000,000 - 903 Raffan Road, Armstrong

MLS® #10357718

\$7,000,000

0 Bedroom, 0.00 Bathroom, 9,184 sqft

Business on 7.72 Acres

Armstrong/ Spall., Armstrong, British Columbia

Prime 7.721 acres of C4 zoned property on Highway 97 between Armstrong BC and Vernon BC. Excellent highway visibility and easy access off of Otter Lake Cross Road roundabout. Approximately 830 feet of Highway Frontage/Exposure! Currently tenanted until July 2027 at over 8% CAP rate(over next two years.). C4 zoning offers numerous business opportunities and potential through Spallumcheen to change zoning to I1(buyer to their perform due diligence). Property and building have had many recent upgrades. Yard has been levelled and extra gravel added to its base. Building has been re-sided with metal siding and a new roofing structure has been added. All 2000 + square feet of office space has been updated. Office space includes reception, kitchen, 5 offices and 2 bathrooms. Additionally, 2 more offices off the first warehouse space. 2 large warehouse spaces with 20+ foot ceilings, ideal for storage or maintenance on large vehicles. Building square footage is based off of mapping software and buyer should do their own measurements. (id:6289)

Built in 1979

Essential Information

Listing #	10357718
Price	\$7,000,000
Bathrooms	0.00



Square Footage	9,184
Acres	7.72
Year Built	1979
Type	Business
Sub-Type	Freehold

Community Information

Address	903 Raffan Road
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V0E1B7

Amenities

Amenities	Golf Nearby, Recreation
Features	Level lot, Irregular lot size

Interior

Heating	Electric Baseboard heaters, Radiant/Infra-red Heat
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Exterior

Exterior	Metal
Exterior Features	Level
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Executives Realty
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