

\$1,600,000 - 109 Second Street E, Revelstoke

MLS® #10359957

\$1,600,000

0 Bedroom, 0.00 Bathroom, 5,528 sqft

Other on 0.07 Acres

Revelstoke, Revelstoke, British Columbia

Located in the heart of Revelstoke's vibrant downtown core, this well-maintained mixed-use commercial building offers a rare combination of stable income and prime location. With 4,769 sq ft of total leasable space on a 3,100 sq ft lot, the property features a ground-floor retail/professional unit and an upper level with multiple leased office suites. The ground floor main suite (2,142 sq ft) is currently occupied by a well-established physiotherapy clinic and was fully renovated in 2016. The space is designed for flexibility, with a large gym/training area, discreet curtain partitions that convert into private treatment bays, four enclosed treatment rooms, a welcoming reception and waiting area, staff room, two washrooms, and in-suite laundry. Direct access via a rear loading bay makes shipping and receiving easy. The upper level comprises six separately leased office spaces with access to two public washrooms. The layout is efficient and offers consistent tenancy, with the building experiencing extremely low turnover and current 100% occupancy. Additional highlights include separate heating and cooling systems for each level, a strong maintenance and upgrade record, and immediate proximity to public parking, shops, restaurants, and year-round tourism traffic. Whether as a hands-off investment or for an owner-occupier seeking a flagship downtown presence, this property represents one of Revelstoke's most compelling commercial opportunities. (id:6289)



Built in 1977

Essential Information

Listing #	10359957
Price	\$1,600,000
Bathrooms	0.00
Square Footage	5,528
Acres	0.07
Year Built	1977
Type	Other
Sub-Type	Freehold

Community Information

Address	109 Second Street E
Subdivision	Revelstoke
City	Revelstoke
Province	British Columbia
Postal Code	V0E2S0

Amenities

Parking Spaces	1
Parking	Rear

Interior

Heating	Electric Baseboard heaters, Forced air
Cooling	Central air conditioning, Heat Pump

Exterior

Roof	Other
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Additional Information

Zoning	Commercial
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Listing Details

Listing Office	Royal LePage Revelstoke
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