

\$725,000 - 1230 Shuswap Avenue, Sicamous

MLS® #10362440

\$725,000

4 Bedroom, 2.00 Bathroom, 1,969 sqft
Single Family on 0.48 Acres

Sicamous, Sicamous, British Columbia

Fantastic 0.48 acre Corner Lot in Prime Sicamous Location. Perfectly situated in the heart of Sicamous, this rare Town Centre Commercial (C1) zoned property offers endless opportunity. Steps from Shuswap Lake and Sicamous Beach Pk this corner site is ideally positioned for your next venture. Whether you envision a pub, restaurant, boutique shops, or a professional office this vibrant community is ready to welcome new business. With a forward thinking City Hall and the benefit of a Downtown Revitalization Tax Exemption, the future looks bright for investors and entrepreneurs. The property includes a solid and updated 4 bed, 2 bath home, perfect as a revenue property, residence, or holding investment while you plan your development. Many updates have already been completed, including newer windows (2005 & 2014), modernized electrical with unique 24V relay system, and preserved oak hardwood floors that bring warmth to the living spaces. A 24x23' attached garage adds functionality. The flat, cleared quarter acre portion offers excellent potential for seasonal parking revenue or future expansion. With its unbeatable location, commercial flexibility, and strong holding value, this property is a standout opportunity in the Shuswap's most active lakeside destination. A versatile investment ideal as a business site, family home, or long-term hold. Don't miss your chance to secure one of Sicamous' prime corner lots! (id:6289)



Built in 1956

Essential Information

Listing #	10362440
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,969
Acres	0.48
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	1230 Shuswap Avenue
Subdivision	Sicamous
City	Sicamous
Province	British Columbia
Postal Code	V0E2V1

Amenities

Amenities	Golf Nearby, Park, Shopping, Ski area
Features	Level lot, Corner Site
Parking Spaces	2
Parking	Additional Parking, Attached Garage
# of Garages	2
View	Mountain view
Is Waterfront	Yes
Waterfront	Other

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Level

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Oakwyn Realty Okanagan



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