

\$989,000 - 450 Balfour Ferry Road, Balfour

MLS® #10365237

\$989,000

0 Bedroom, 0.00 Bathroom, 5,593 sqft

Other on 1.32 Acres

Kokanee Creek to Balfour, Balfour, British Columbia

Occupying approximately 1.32 acres, 450 Balfour Ferry Road (the ""Property"") features a diverse income profile that includes a single-family residence, a detached cottage, a commercial retail unit leased to Old World Bakery, and a fully leased Canco Gas Station. In addition, the site includes a tenant-owned double-wide manufactured home and ample surplus land previously operated as an 11-pad seasonal trailer park, providing significant flexibility for future redevelopment or expansion. With full services including community water, hydro, and natural gas, and boasting lake views, Highway 3A exposure with 25-minute connection to Nelson, and direct ferry terminal exposure and access, this unzoned parcel offers an exceptional range of potential uses. The surrounding area has seen a surge of recent investment - including new ownership and upgrades to The Landing Restaurant & Bar, the Balfour Superette grocery store, and construction commencement of the Kootenay Lake RV Resort, a 37-lot year-round waterfront park - all located within 200 metres of the Property. This is a unique opportunity to secure an established income-producing asset with strong upside potential at the core of Balfour's growing tourism and service corridor. (id:6289)

Built in 1973



Essential Information

Listing #	10365237
Price	\$989,000
Bathrooms	0.00
Square Footage	5,593
Acres	1.32
Year Built	1973
Type	Other
Sub-Type	Freehold

Community Information

Address	450 Balfour Ferry Road
Subdivision	Kokanee Creek to Balfour
City	Balfour
Province	British Columbia
Postal Code	V0G1C0

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Kelowna
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