6160 ROTTER SPUR ROAD, SALMO 49 ACRES OF LAND

FOR SALE



TAD LAKE kootenayproperties@gmail.com 250.354.2979

MARIANNE DECOTIIS PERSONAL REAL ESTATE CORPORATION marianne@williamwright.ca 236.425.1617



WILLIAM | WRIGHT

Commercial Real Estate Services

49 Acres of Live/Work Opportunity 6160 Rotter Spur Road, Salmo



49 Acres of Opportunity



Includes a 5,500 SF Workshop



Live/Work Opportunity



Includes a Residential House



OVERVIEW

So many opportunities with this 49 acre property just outside of Salmo. Situated in an area of no zoning, this property offers over 3000' of creek frontage, mostly open and level, a 3 bedroom 2 bathroom 2200 sqft home, 5000 sqft workshop and more. Turn this property into a self sufficient farmstead or some other use for ALR or consider some development into smaller parcels for residential or maybe a commercial use with removal from the ALR. If you have wanted to own a home and run a home based business, then this property with its great highway exposure and signage may be just what you are looking for. But if you also just want a creekside paradise and build a second home to hide among the trees by the creek, then this what you are looking for. So many opportunities for this great property.

$\mathbf{W} | \mathbf{W}$

LOT SIZE +/- 49 Acres

ZONING In ALR

PROPERTY TAXES \$5,589

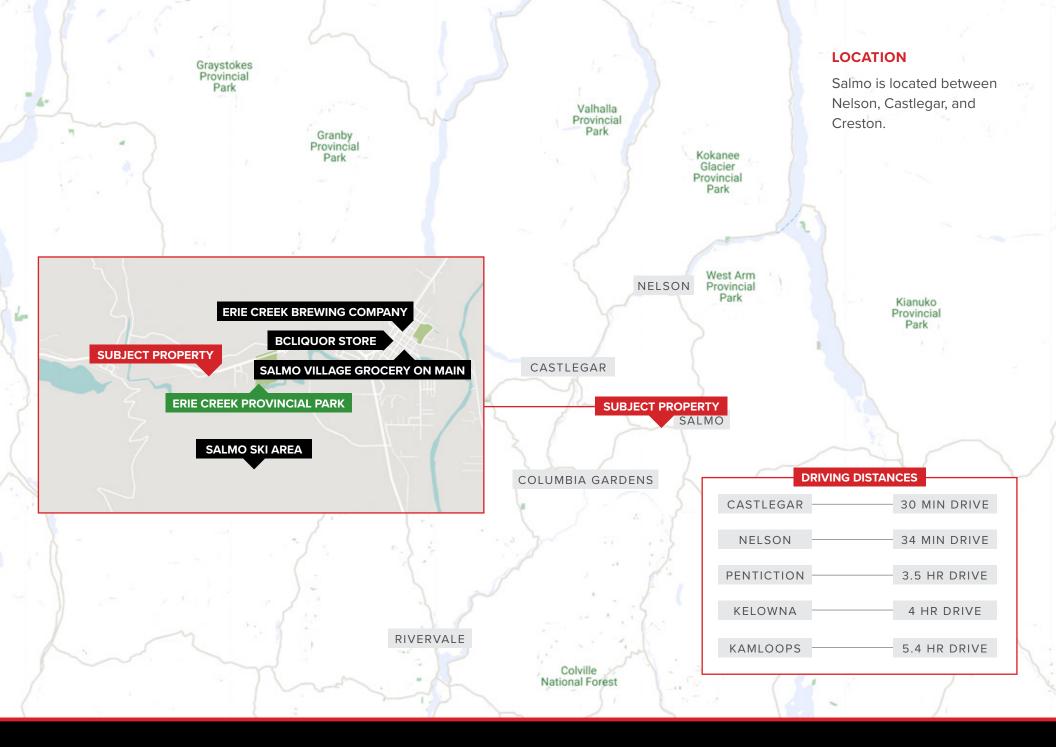
PID 015-781-941

PRICE \$995,000









Ex0.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services and Coldwell Banker Commercial Rosling Peal Estate has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and this listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notec. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terns, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2023 William Wright Commercial Real Heat Services All rights reserved.

William Wright Commercial Real Estate Services Inc. #350-522 Seventh Street, New Westminster T 604.545.0636 | F 604.545.0637 williamwright.ca Coldwell Banker Commercial Rosling Real Estate 593 Baker Street, Nelson T 250.352.3581 nelsonbcrealestate.com