

**6160 ROTTER SPUR ROAD, SALMO**  
49 ACRES OF LAND

**FOR  
SALE**



**WILLIAM | WRIGHT**

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# 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.





**LOT SIZE**

+/- 49 Acres

**ZONING**

In ALR

**PROPERTY TAXES**

\$5,589

**PID**

015-781-941

**PRICE**

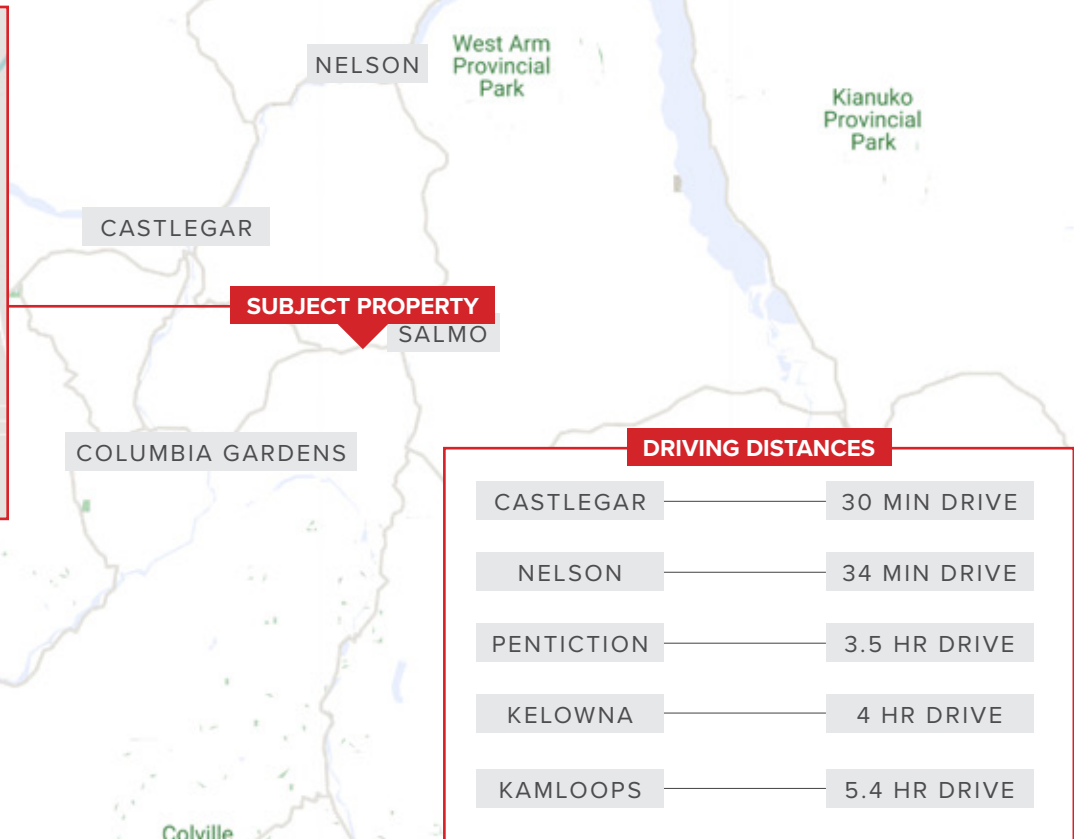
\$995,000





## LOCATION

Salmo is located between Nelson, Castlegar, and Creston.



## DRIVING DISTANCES

CASTLEGAR	30 MIN DRIVE
NELSON	34 MIN DRIVE
PENTICTION	3.5 HR DRIVE
KELOWNA	4 HR DRIVE
KAMLOOPS	5.4 HR DRIVE