

**506, 513 & 516 THOMSEN PLACE, SICAMOUS**  
FULLY SERVICED INDUSTRIAL LOTS

**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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For Sale

# Sicamous Business Industrial Park

Fully Serviced Industrial Lots

The Sicamous Business Industrial Park encompasses an area of 7.5 acres. It is located 1KM off the Trans-Canada Highway on the road to the Old Town Bay development and on the north side of the Eagle River.

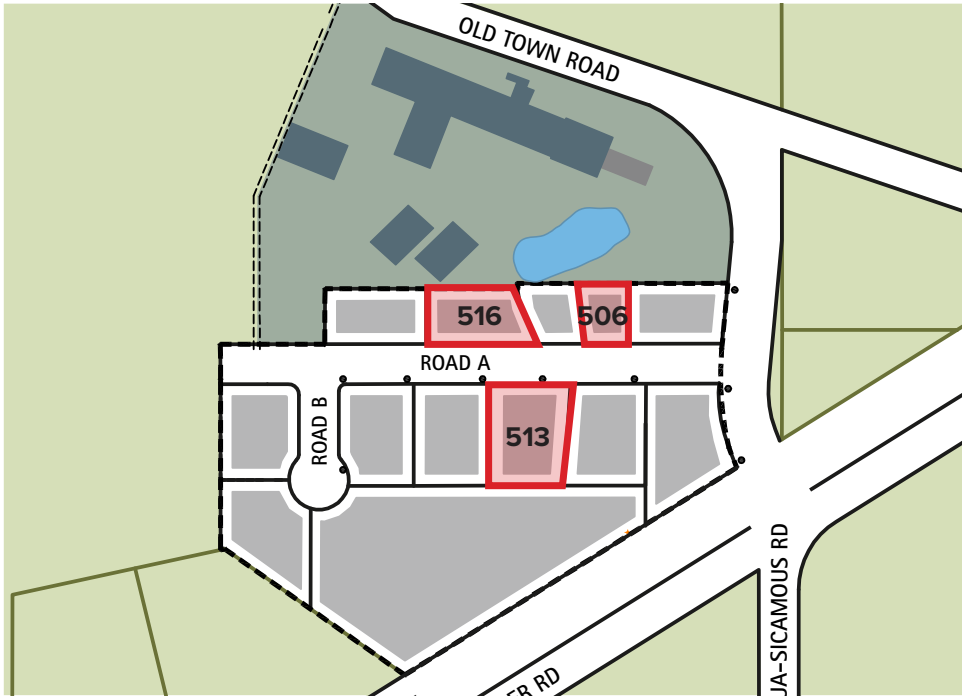


# Property Highlights

Exciting industrial subdivisions in beautiful Sicamous, located just outside of Salmon Arm. Join other owners in this 13 lot subdivision such as Walmart and Twin Anchors Marine & Manufacturing. All lots are serviced with municipal water and sewer as well as underground utilities including 3-phase power, cable, telephone and high-speed internet. This zoning allows for a residential unit making a great option for live work. Ready to build industrial lots are perfect for all types of Industrial businesses and take advantage of a 10 year municipal tax break when you develop. The site is located 1KM off Trans-Canada Highway making it very convenient for businesses to come to and from.



<b>LOT</b>	506	513	516
<b>SIZE</b>	+/- 8,712 SQFT	+/- 20,473 SQFT	+/- 11,761 SQFT
<b>ZONING</b>	I-1	I-1	I-1
<b>FSR</b>	1.5 max	1.5 max	1.5 max
<b>PROPERTY TAXES</b>	\$1,417.06+	\$1,820	\$1,650
<b>PID</b>	030-715-458	031-312-853	031-602-410
<b>PRICE</b>	\$189,900	\$299,900	\$259,900





## Permitted Uses



Industrial & Accessory Industrial



Accommodation: One detached dwelling unit for owner or employee of the principal use



Manufacturing and Processing



Storage: Heavy equipment and machinery, mini storage, and storage yards accessory to an industrial use



Auto Wrecking and Bulk Storage Plants



Service and Repair Establishments: including fiberglass and paint operations



Retail Sales Accessory to an industrial use



Transportation Establishments

## FOR MORE INFORMATION CONTACT

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