

# RARE LIVE/WORK INVESTMENT OPPORTUNITY

LOG CONSTRUCTION COMMERCIAL  
BUILDING WITH DETACHED FRAME  
BUILT HOME OFFERING 2 SUITES

424 CLEARWATER VALLEY ROAD  
CLEARWATER, BC

TRISTAN CHART, CFA  
tristan@tristanchartcommercial.com  
250.777.7493

ROYAL LEPAGE KELOWNA  
COMMERCIAL  
www.rlkcommercial.com

MELISSA HOLE  
Personal Real Estate Corporation  
melissa@melissahole.com  
250.374.1461



# FOR SALE

CLEARWATER CITY CENTRE


CLEARWATER VALLEY RD

N






# PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
424 Clearwater Valley Road,  
Clearwater BC


 **SITE SIZE**  
0.77 acres

 **ZONED**  
C-1 General Commercial

 **COMMERCIAL AREA**  
2,508 Sq. Ft.

 **RESIDENTIAL SUITES**  
1 x 1BR and 1 x 2BR

 **RESIDENTIAL RENTAL INCOME**  
+\$4,000 per month

 **PRICE**  
\$1,399,000

## THE OFFERING

RLK Commercial and Royal LePage Westwin Realty are pleased to offer for sale a 100% freehold interest in the property and assets located at 424 Clearwater Valley Road in Clearwater, BC (the "Property"), a rare investment or potential business opportunity featuring a +2,500 sq. ft. log commercial building complemented by detached home featuring two high-end residential suites. Located along Clearwater Valley Road, at the gateway to Wells Gray Provincial Park, the Property benefits from exceptional visual positioning and accessibility at one of the region's most important tourist thoroughfares. While the commercial portion is currently operating as a highly successful smokehouse restaurant, in place C-1 zoning offers a broad range of potential uses for setting up your own unique business or leasing to a third party.

# THE PROPERTY

The Property includes a beautiful log commercial building currently set up with commercial kitchen, large open concept seating area, and an expansive outdoor patio space with plenty of seating. The detached residence features modern finishes with 2 living suites and garage. The upper level offers 2 bedrooms plus den, a full bathroom, with an open concept kitchen that leads into the dining and living room area. The lower level is a bachelor suite with kitchen, bathroom and family room space. Both residential units have potential for rental income over \$4000 + per month.



Commercial Building



Residential Suites

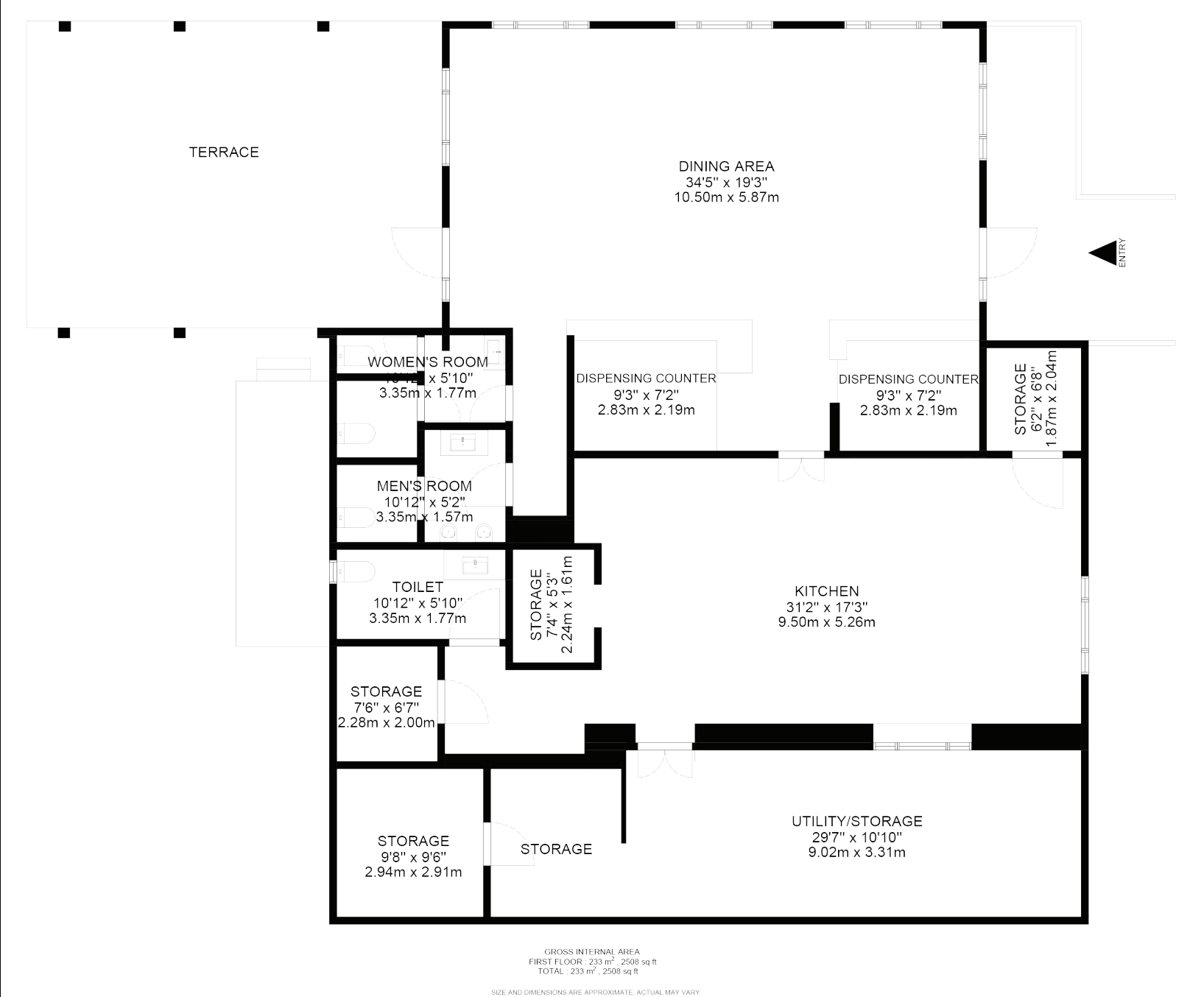
# COMMERCIAL BUILDING



# RESIDENTIAL SUITES



# COMMERCIAL FLOOR PLAN



# RESIDENTIAL FLOOR PLANS



GROSS INTERNAL AREA  
 FIRST FLOOR : 56 m<sup>2</sup> , 592 sq ft , SECOND FLOOR : 105 m<sup>2</sup> , 1130 sq ft  
 EXCLUDE GARAGE : 44 m<sup>2</sup> , 473 sq ft , BALCONY : 17 m<sup>2</sup> , 182 sq ft  
 TOTAL : 160 m<sup>2</sup> , 1722 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# ASSET LIST

The offering includes the Property and the following equipment currently used for operating the existing restaurant.

- 2015 Fast eddy 220v electric smoker, whole wood
- 2016 Cookshack 110v commercial pellet smoker
- 2017 Southern Pride Commercial propane/ wood
- Smoker with Stainless Steel custom hood
- 4 pc Steam table
- 2015 Ice O Matic commercial Ice Machine
- Walk in Freezer
- Walk in fridge
- Walk in Keg fridge with 10 taps
- All table chairs and patio sets





# CONTACT

TRISTAN CHART, CFA

250.777.7493

tristan@tristanchartcommercial.com

www.rlkcommercial.com

MELISSA HOLE

Personal Real Estate Corporation

250.374.1461

melissa@melissahole.com

ROYAL LEPAGE KELOWNA

## COMMERCIAL



This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).

