

FOR SALE

Land & Building with  
Commercial Carwash/Assets



1806 George Street  
Enderby, British Columbia

Contact :

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# 1806 GEORGE STREET

ENDERBY, BC



## OPPORTUNITY

Opportunity to purchase land and building on just under 1 acre of C2 zoned land. Located at the north end of Enderby on the busy Highway 97A. The property has extensive ground work for the commercial carwash including collection and separation underground infrastructure. This opportunity features a 4,512 SF building with two-bedroom residential suite and a four bay self-serve carwash with all equipment. The lot has over 110 feet of highway frontage which can be subdivided.

## HIGHLIGHTS

- Zoned C2 - Highway and Tourist Commercial
- Second Floor Residential Suite - Built in 2000, two-bedroom, one bathroom
- Workshop & office, washroom on ground level
- Offers several potential revenue streams
- Subdividable
- All business assets
- Highway signage

## LIST PRICE

\$900,000

# 1806 GEORGE STREET

## ENDERBY, BC

### SALIENT FACTS

Civic Address:	1806 George Street, Enderby BC
Legal Address:	LOT C, PLAN KAP5784, DISTRICT LOT 150, KAMLOOPS DIV OF YALE LAND DISTRICT
PID:	010-218-637
Location:	Located where Highway 97A (Vernon-Sicamous Highway) intersect with Meadow Crescent in Enderby
Lot Size (approx):	43,120 SF or 0.99 acres
Leasable Area:	Ground Floor: 3,144 SF Second Floor: 1,368 SF Total: 4,512 SF
Zoning:	C2, Highway and Tourist Commercial Zone



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## ZONING

### DIVISION FOUR – COMMERCIAL ZONES (C.2)

#### 402 Highway and Tourist Commercial Zone (C.2)

1. Permitted Uses of Land, Buildings, and Structures:

The following uses and no others shall be permitted in the Highway and Tourist Commercial Zone (C.2):

- a. Accessory buildings and structures
- b. Accommodation including apartments, dwelling units, hotels and motels
- c. Assembly and civic use and public service
- d. Food service including coffee shops, dairy bars, restaurants, bakeries, butcher shops, caterers, and fish shops
- e. Retail sales and service for: automobiles, farm equipment, boats, mobile homes, trucks, recreation vehicles, motorcycles, and sporting goods; also included is the rental of the aforementioned items
- f. Retail sales including servicing where applicable: confectionery stores, flowers, fruit, plants, produce, nurseries, green houses, tire shops, wine and beer shops, appliances, beverages, bicycles, electronic equipment, furniture, garden supplies, glass, hardware, paint, pets, pet food, plants, animal beauty parlours, bakery shops, hairdressers, locksmith shops, optical shops, shoe repair, tailor shops, and watch repair
- g. Service - repair and rental: service stations, garages for automobile service and repairs, mini storage facilities, car washes, petroleum distribution, costume rentals, and video rentals
- h. Transportation facilities including commercial parking lots, passenger transportation depots, taxi dispatch offices, and weigh scales
- i. Retail sales of beer, wine and liquor
- j. Educational facilities and professional studios including art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools
- k. Entertainment and recreation facilities including arcades, billiard halls, bowling alleys, drive-in clubs, sports clubs, and sports facilities
- l. Office and commerce facilities and accommodations for engineers, funeral homes, land surveyors, management companies, mortuaries, newspapers, publishing, real estate, surveyors,

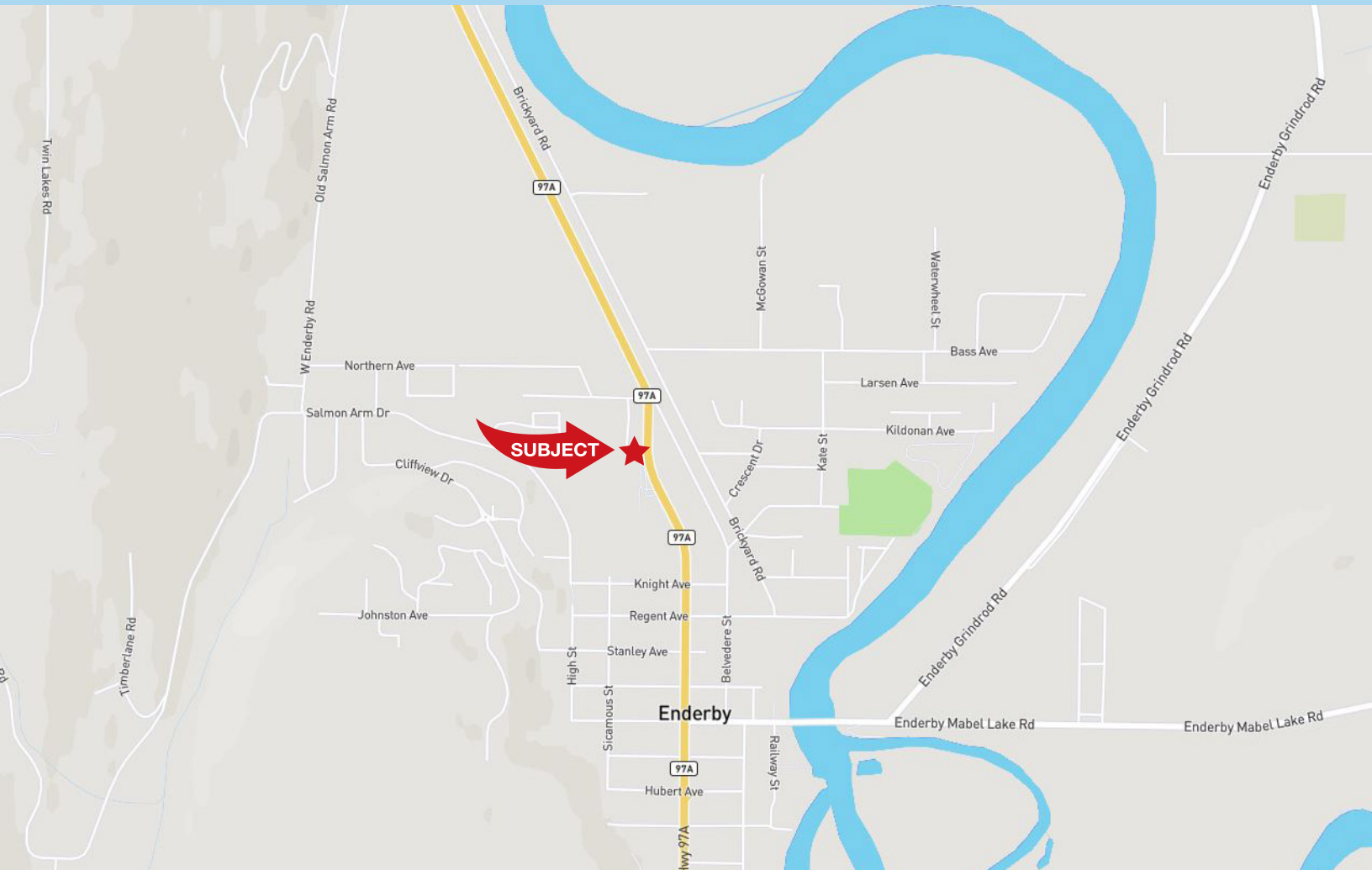
5. Lot Area:

Subject to the provisions of Section 1101.2. of this Bylaw, each lot shall have an area of not less than:

- a. 1,100 m<sup>2</sup> (11,840 square feet) for service station use; or
- b. 2,000 m<sup>2</sup> (21,528 square feet) for hotel and motel use; or
- c. 560 m<sup>2</sup> (6,028 square feet) for all other uses.

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